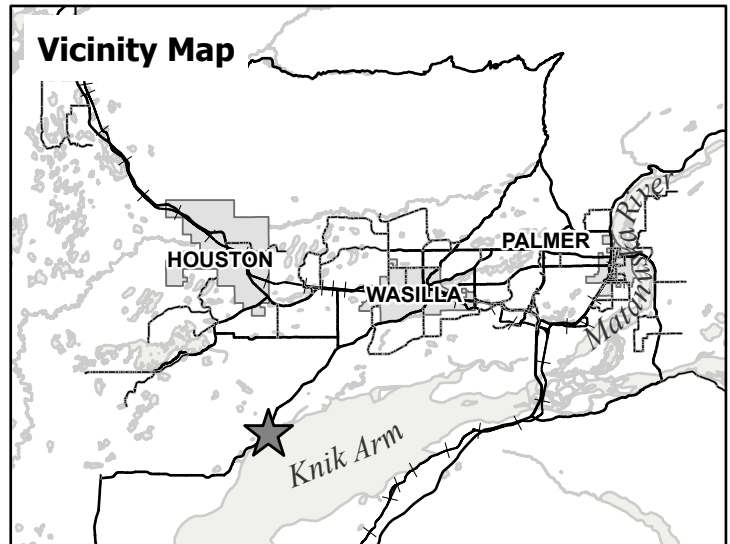


**SUBJECT
PARCEL**

7186000L001



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.





STATE OF ALASKA - ALCOHOLIC BEVERAGE CONTROL BOARD ALCOHOLIC BEVERAGE LICENSE

2025-2026

License Number: **597**
Issued Date: **9/26/2025**
Type of License: **BEVERAGE DISPENSARY LICENSE(BDL)**

LICENSE RENEWAL APPLICATION DUE
DECEMBER 31, 2026
THIS LICENSE EXPIRES MIDNIGHT
FEBRUARY 28, 2027, UNLESS DATED BELOW

D/B/A: **KNIK BAR & LIQUOR STORE**
Premises Address:
10204 S KNIK GOOSE BAY ROAD, WASILLA, AK, 99654, USA

Name/Mailing Address:
BROKEN BOAT LLC
P.O. BOX 874893, WASILLA, AK, 99687, USA

Enforcement Conditions:
N/A



CITY/BOROUGH:

Matanuska-Susitna Borough

This license cannot be transferred without permission of the
Alcoholic Beverage Control Board

ISSUED BY ORDER OF THE
ALCOHOLIC BEVERAGE CONTROL BOARD

DIRECTOR



THIS LICENSE MUST BE POSTED IN A VISIBLE PLACE ON THE PREMISES
AND AVAILABLE FOR INSPECTION 3 AAC 305.630(c)



Knik Landing Event Venue

Summary:

Knik Landing is a proposed 5,000-square-foot event venue located on the scenic shores of Knik Lake in Knik, Alaska, adjacent to the established Broken Boat Knik Bar and Grill. This venue will capitalize on the area's natural beauty, recreational appeal, and the existing customer base of the bar and grill to offer a premier destination for weddings, corporate events, community gatherings, and private parties. With a focus on rustic Alaskan charm, modern amenities, and year-round accessibility, Knik Landing aims to become a sought-after event space in the Matanuska-Susitna Borough. The venue will generate revenue through rentals, catering partnerships, and bar services, with an initial investment covering construction, permits, and marketing.

Company Description Name: Knik Landing/ Knik Bar and Liquor

Location: Knik Lake, Knik, Alaska, adjacent to Broken Boat Knik Bar and Grill (10204 S. Knik Goose Bay Rd, Wasilla, AK 99623).

Legal Structure: LLC (to be formed as an extension of the existing Broken Boat business or as a separate entity).

Mission: To provide a versatile, scenic event venue that celebrates Alaskan heritage and fosters memorable experiences for locals and visitors.

Vision: To be the premier event venue in the Matanuska-Susitna Borough, known for exceptional service, stunning lakefront views, and seamless integration with the Broken Boat Knik Bar and Grill.

Location: Matanuska-Susitna Borough, Anchorage, and out-of-state visitors.

Services and Offerings Venue Features Size: 5,000 sq. ft. indoor space, with an additional 2,000 sq. ft. outdoor deck overlooking Knik Lake. Capacity: Up to 200 guests (seated) or 300 (standing).

Amenities: Open floor plan with divisible rooms for smaller events. Floor-to-ceiling windows for lake views. Rustic-modern design (wood accents, Alaskan decor). Full AV system (projector, speakers, microphones). WiFi, power outlets, and climate control. Outdoor deck with seating, lighting, and heaters for year-round use. Ample parking (shared with Broken Boat Knik Bar and Grill).

Accessibility: ADA-compliant entrances and restrooms.

Operations Plan Location and Facilities Site: 5,000 sq. ft. building on Knik Lake, adjacent to Broken Boat Knik Bar and Grill.

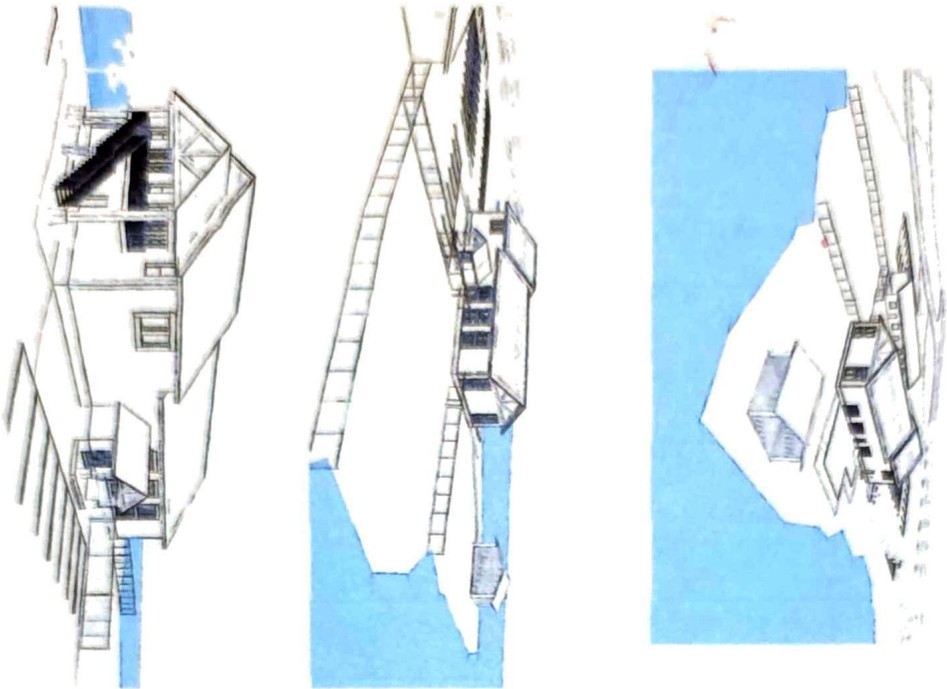
Construction: Stick-built structure with shingle roofing for snow load.

Conclusion: Knik Landing will fill a gap in the Matanuska-Susitna Borough's event venue market by offering a 5,000+-square-foot lakefront space with modern amenities and seamless integration with the Broken Boat Knik Bar and Grill. By leveraging Knik's natural beauty, recreational appeal, and the bar and grill's established customer base, Knik Landing is poised to become a leading event destination in Alaska.

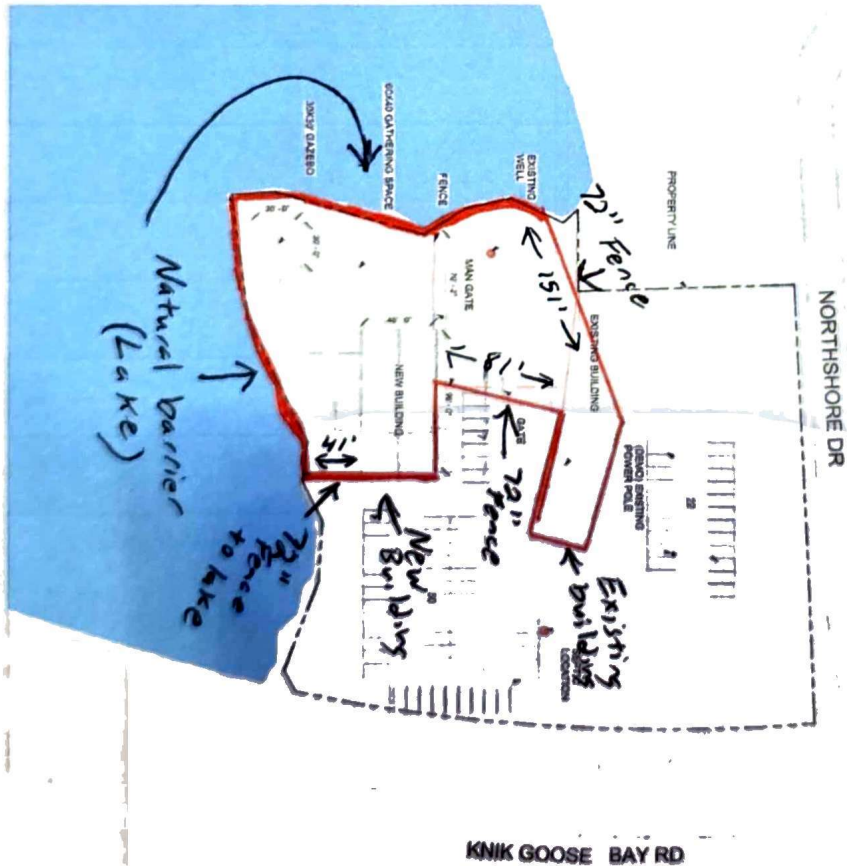
Douglas Massie
February, 02 2026

x A handwritten signature in black ink, appearing to read "Douglas Massie", is written over a horizontal line. To the left of the signature, there is a small, light gray "x" mark.

Knik Landing



NOTE: USE HALF INDICATED SCALE FOR 1/4" X 1/8" DRAWINGS



1 Site



A-10

Project Title: Knik Landing
 Prepared for: Doug Messle
 Sheet Title: Site Plan
 Address: 10204 S Knik Goose Bay Rd, Wasilla, AK 99623



Drawn by: [Name]
 Checked by: [Name]
 Date: [Date]

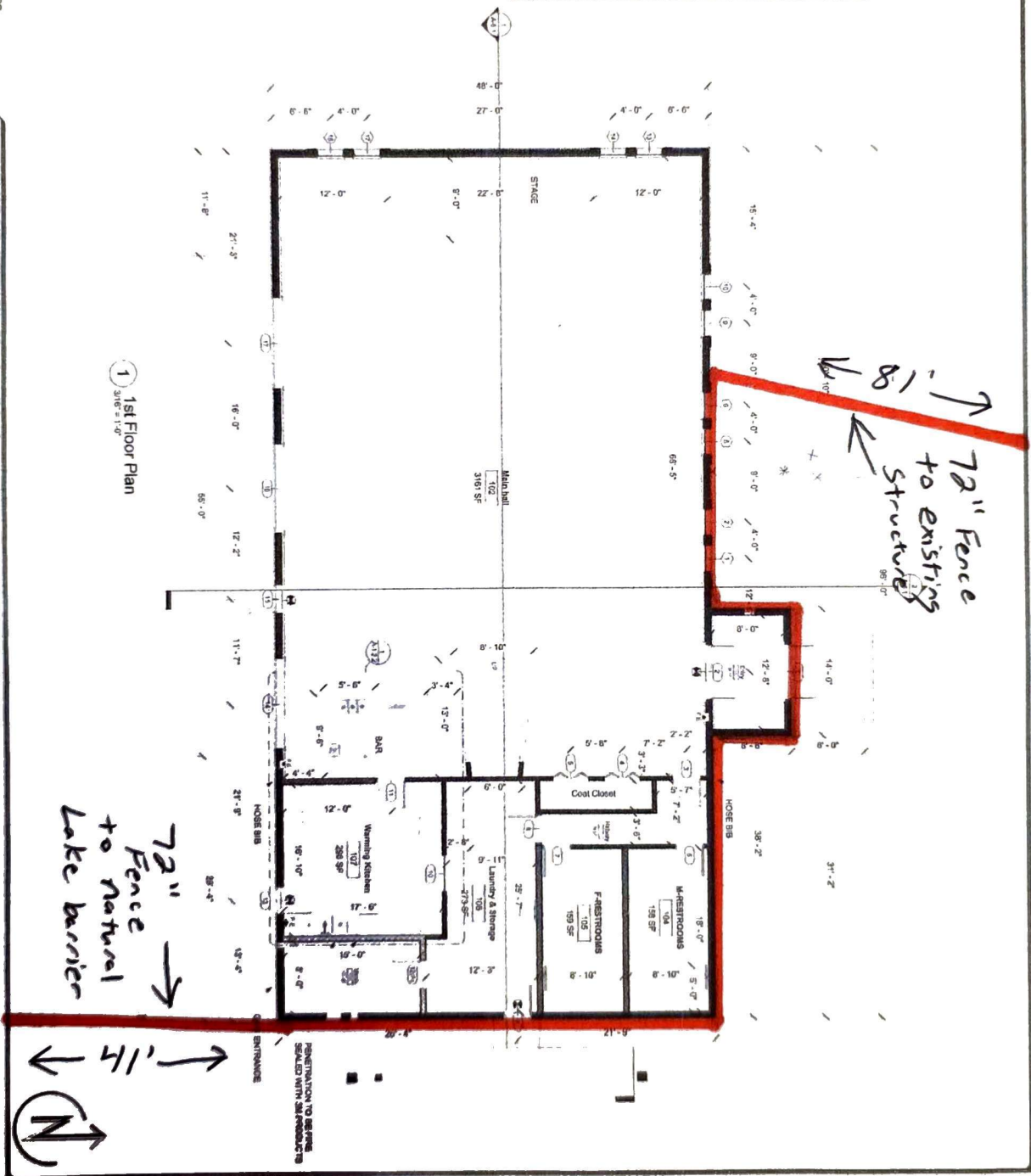
Determine DESIGN LLC AECL1613
 505 E FIREWEED LN, STE A
 ANCHORAGE, AK 99503
 Office: (907)339-8100
www.determine-design.com



NOTE: USE HALF INDICATED SCALE FOR 1/8" X 11" DRAWINGS

KEY - SYMBOL - LEGEND

[Symbol]	NEW WALL
[Symbol]	1-HOUR FIRE WALL
[Symbol]	1/2-HR FIRE WALL
[Symbol]	W/PLUMBING
[Symbol]	PLUMBING WALL
[Symbol]	FIRE EXTINGUISHER, 2X (TOC, MOUNT 25' AFF (RESERVED TO OMP))
[Symbol]	EXIT SIGN
[Symbol]	EXIT SIGN W/ EMERGENCY LIGHT, 30 MINUTE BATTERY
[Symbol]	EMERGENCY LIGHT, 30 MINUTE BATTERY
[Symbol]	EXTERIOR EGRESS LIGHT



1 1st Floor Plan
Scale: 1/8" = 1'-0"

72" Fence to Natural Lake barrier

72" Fence to existing structure



A-12

Project Title: Knik Landing
 Prepared for: Doug Masie
 Sheet Title: 1st Floor Plan
 Address: 10204 S Knik Goose Bay Rd, Wasilla, AK 99623



Sheet Issue Date: 5/20/2023 2:58:14 PM
 Drawn By: MOC
 Checked By: MOC

Determine DESIGN LLC AECL1613
 506 E FIREWEED LN, STE A
 ANCHORAGE, AK 99503
 Office: (907)339-9100
www.determinedesign.com

Determine



NOTE: USE HALF INDICATED SCALE FOR 1/4"=1'-0" DRAWINGS

KEY - SYMBOL - LEGEND	
	NEW WALL
	1-HOUR FIRE WALL
	4-HR FIRE WALL
	WFL/LABLING
	FLAMING WALL
	FREE EXTINGUISHER
	SMOKE DETECTOR (MAY BE REQ. TO GRP)
	EXIT SIGN
	EXIT SIGN W/ EMERGENCY LIGHT 80 W/WHITE EXITWAY
	EMERGENCY LIGHT, 80 W/WHITE EXITWAY
	EMERGENCY LIGHT, 80 W/WHITE EXITWAY
	EXTENSION EXPRESS LIGHT



Project Title: Knik Landing
Prepared for: Doug Massie
Sheet Title: Mezzanine Floor Plan
Address: 10204 S Knik Goose Bay Rd, Wasilla, AK 99623



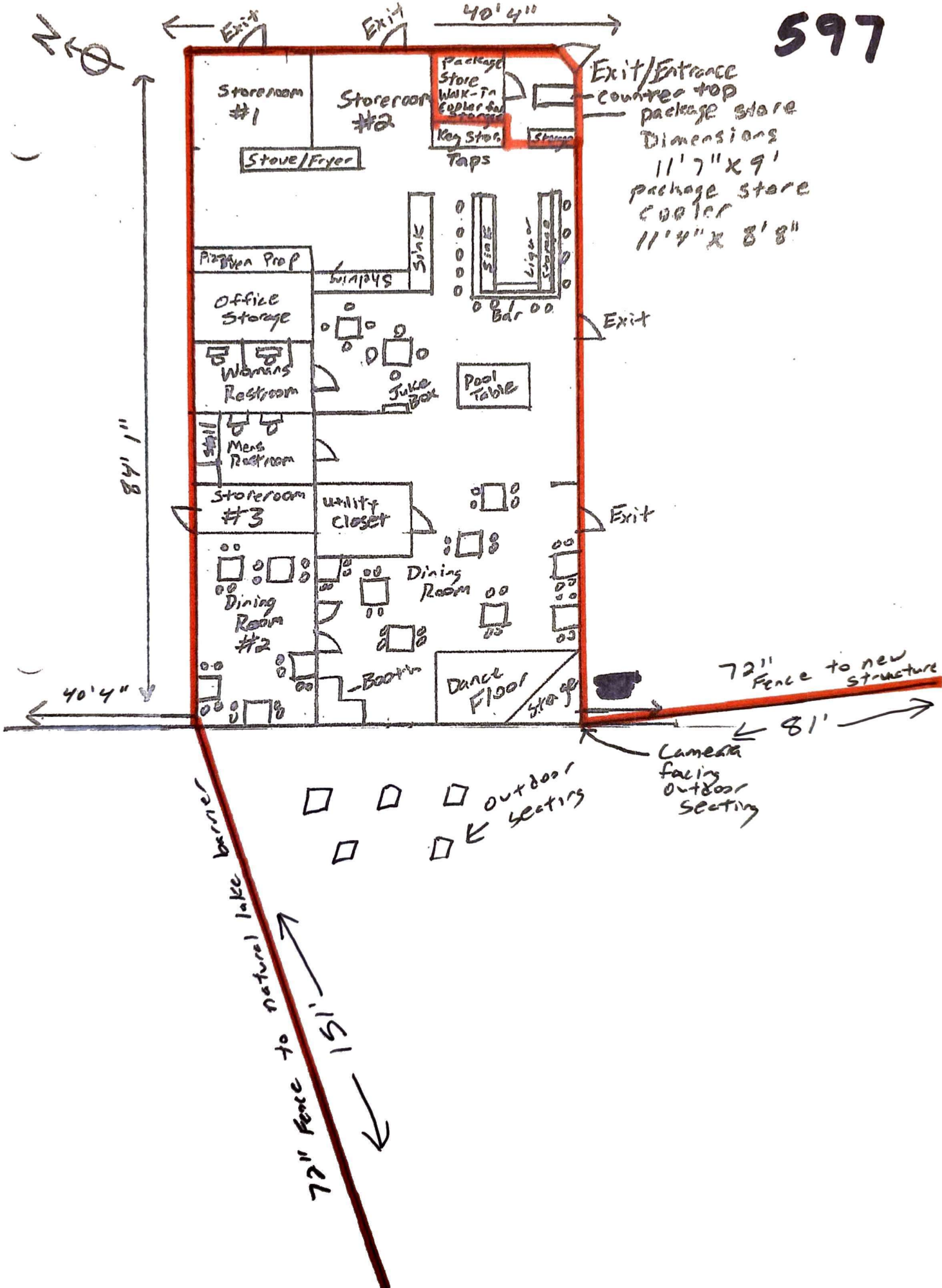
Drawn by: [Name]
 Checked by: [Name]
 Date: [Date]

Determine DESIGN LLC AECL1613
 506 E FIREWEED LN, STE A
 ANCHORAGE, AK 99603
 Office: (907)339-9100
dan@determinedesign.com



A-1.3

597





Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

This transfer license application form is required for all individuals or entities seeking to apply for the transfer of ownership and/or location of an existing liquor license. Applicants should review **Title 04 of Alaska Statutes** and **Chapter 305 of the Alaska Administrative Code**. All fields of this form must be completed, per AS 04.11.260, AS 04.11.280, AS 04.11.290, 3 AAC 305.045 and 3 AAC 305.060.

This form must be completed and submitted to AMCO's Anchorage office, along with all other required forms and documents before any license application will be considered complete.

Section 1 – Transferor Information

Enter information for the **current** licensee and licensed establishment.

Licensee:	Broken Boat LLC	License #:	597		
License Type:	Beverage Dispensary	Statutory Reference:			
Doing Business As:	Knik Bar and Liquor Store				
Premises Address:	10204 S Knik Goose Bay Rd				
City:	Wasilla	State:	AK	ZIP:	99623
Local Governing Body/Bodies:	Mat-Su Borough				

Transfer Type:

- Regular transfer
- Transfer with security interest
- Involuntary retransfer
- Controlling interest transfer
- Location transfer

OFFICE USE ONLY			
Complete Date:		Transaction #:	
Board Meeting Date:		License Years:	
Issue Date:		Examiner:	



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 2 – Transferee Information

Enter information for the **new** applicant and/or location seeking to be licensed.

Licensee:	Broken Boat LLC				
Doing Business As:	Knik Bar and Liquor Store				
Premises Address:	10204 S Knik Goose Bay Rd				
City:	Wasilla	State:	AK	ZIP:	99623
Community Council, (If applicable):	Knik-Fairview Community Council				

Mailing Address:	PO Box 874893				
City:	Wasilla	State:	AK	ZIP:	99687
Email:	mmassiebbllc@gmail.com	Phone:	907-232-1063		

Designated Licensee:	Misty Massie				
Contact Phone:	907-232-1063	Business Phone:	907-376-3818		
Contact Email:	mmassiebbllc@gmail.com				

Seasonal License? Yes No If "Yes", write your six-month operating period: _____

Section 3 – Premises Information

Premises to be licensed is:

an existing facility a new building a proposed building

The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer (Must be in feet.)

3 Miles from Dena'ina Elementary School.

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer (Must be in feet.)

0.6 Miles from the Knik LDS Church



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 4 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 5.
 If more space is needed, please attach a separate sheet with the required information.
 The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:		Phone:			

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:		Phone:			

Section 5 – Entity Ownership Information

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 6.
 If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a corporation, the application shall be executed by an authorized officer of the Corporation. Information must be completed below for each **stockholder who owns 10% or more** of the stock in the corporation, and for each **president, vice-president, secretary, and managing officer**.
- If the applicant is a limited liability organization, whether manager managed or member managed, the following information must be completed for each **member with an ownership interest of 10% or more** and for each **manager regardless of ownership share**.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each **partner with an interest of 10% or more**, and for each **general partner**.
- For any entity, identify all affiliates for your organization as defined at 3 AAC 305.950.

Entity Official:	Misty Massie				
Title(s):	Managing Member	Phone:	907-232-1063	% Owned:	50
Address:	PO Box 874893				
City:	Wasilla	State:	AK	ZIP:	99687
Email:	mmassiebllc@gmail.com	Phone:	907-232-1063		



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Entity Official:	Douglas Massie				
Title(s):	Member	Phone:	907-232-7072	% Owned:	50
Address:	PO Box 874893				
City:	Wasilla	State:	AK	ZIP:	99687
Email:	massman76@hotmail.com	Phone:	907-232-7072		

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	
Email:		Phone:			

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	
Email:		Phone:			

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC). The registered agent is either an individual resident of the state or domestic corporation authorized to transact business in the state and whose business office is the same as the registered office.

CBPL Entity #:	10137962	AK Formed Date:	07/18/2020	Home State:	Alaska
Registered Agent:	Misty Massie	Agent's Phone:	907-232-1063		
Agent's Mailing Address:	PO Box 874893				
City:	Wasilla	State:	AK	ZIP:	99687
Email:	mmassiebbllc@gmail.com	Phone:	907-232-1063		

Residency of Agent: Yes No

Does your registered agent satisfy the requirement of AS 04.11.430?



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 6 – Other Licenses

Ownership and financial interest in other alcoholic beverage businesses:

Yes No

Does any representative or owner named as a transferee in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

License # 596 - Broken Boat LLC, same entity, Package Store License.

Section 7 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

If "Yes", disclose the name of the individual and the reason for this authorization:

[Empty text box for authorization details]



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 8 – Transferor Certifications

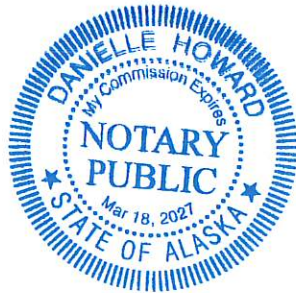
Additional copies of this page may be attached, as needed, for the controlling interest of the current licensee to be represented.

I declare under penalty of perjury that the undersigned represents a **controlling interest** of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) have examined this application, approve of the transfer of this license, and find the information on this application to be true, correct, and complete.

Misty Massie
Signature of transferor

Misty Massie
Printed name of transferor

Subscribed and sworn to before me this 9th day of January, 2026.



Danielle Howard
Signature of Notary Public

Notary Public in and for the State of Alaska.

My commission expires: 3-18-27

Alice Massie
Signature of transferor

Alice Massie
Printed name of transferor

Subscribed and sworn to before me this 9th day of January, 2026.



Danielle Howard
Signature of Notary Public

Notary Public in and for the State of Alaska.

My commission expires: 3-18-27



Alaska Alcoholic Beverage Control Board Form AB-01: Transfer License Application

Section 9 – Transferee Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

mm

I certify that all proposed licensees have been listed with the Division of Corporations.

mm

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

mm

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 305.700.

mm

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

mm

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

mm

I certify that I and any individual identified in the business entity ownership section of this application, has, or will read AS 04 and its implementing regulations.

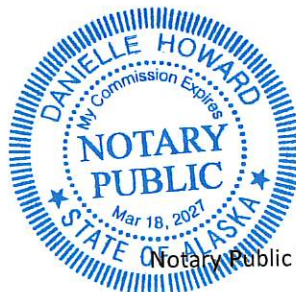
mm

Misty Massie

Signature of transferee

Misty Massie

Printed name



Danielle Howard
Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 3-18-27

Subscribed and sworn to before me this 9th day of January, 2026



Alaska Alcoholic Beverage Control Board

Form AB-02: Premises Diagram

Why is this form needed?

A detailed diagram of the proposed licensed premises is required for all alcohol license applications, per AS 04.11.260, 3 AAC 305.630 and 3 AAC 305.660. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing.

This form must be completed and submitted to AMCO's Anchorage office before any license application will be considered complete. You may attach blueprints or other detailed drawings that meet the requirements of this form.

The diagram MUST include:

- You must use a **solid, contiguous red line** to outline the outer perimeter of your premises with no breaks or separations.
 - The red outline is required to follow a physical barrier (wall, fence and even across doorways).
 - There should be no red lines within the perimeter
- Each area should be clearly labeled in any color other than red where alcohol is:
 - Stored
 - Served/Sold
 - Manufactured
 - Consumed
- All diagrams must include:
 - Dimensions (AMCO does not accept diagrams drawn to scale)
 - Cross streets
 - Points of reference, such as a compass rose indicating True North
 - All entrances, exits, walls, bars, and fixtures
- If your premises include multiple floors, please include a separate diagram of each floor.
 - You must identify the stairs between each floor, and each hallway/corridor that leads to each set of stairs.
- If your premises includes multiple floors, please include a separate diagram of each floor. You must identify the stairs between each floor, and each hallway/corridor that leads to each set of stairs.
- If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.
- **Any license applications that include outdoor space** are required to submit a security plan that includes information about the barriers, practices, and personnel that are to be used to ensure that alcohol is not introduced or removed from the permitted premises and to prevent the access of alcohol by a minor during the permitted event. A security plan may be requested for other proposed locations on a case-by-case basis.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Broken Boat LLC	License Number:	597	
License Type:	Beverage Dispensary			
Doing Business As:	Knik Bar & Liquor Store			
Premises Address:	10204 S Knik Goose Bay Road			
City:	Wasilla	State:	AK	ZIP: 99623



Alaska Alcoholic Beverage Control Board
Form AB-02: Premises Diagram

Section 2 – Detailed Premises Diagram

Clearly indicate the boundaries of the premises and the proposed licensed area within that property. See above for detailed instructions.

Please see attached premises diagram and map.



Alaska Alcoholic Beverage Control Board Form AB-07: Public Notice Posting Affidavit

Why is this form needed?

A public notice posting affidavit is required for all liquor license applications. An applicant must give notice of a liquor license application to the public by posting a true copy of the **Form AB-00** (new licenses) or **Form AB-01** (license transfers) for ten (10) days at the location of the proposed licensed premises and one other conspicuous location in the area of the proposed premises, per AS 04.11.310 and 3 AAC 305.075. The public notice must be given within the 90 days immediately preceding filing of the application.

This form must be completed and submitted to AMCO's Anchorage office before any license application will be considered complete.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Broken Boat LLC				
License Type:	Beverage Dispensary				
Doing Business As:	Knik Bar & Liquor Store				
Premises Address:	10204 S Knik Goose Bay Rd				
City:	Wasilla	State:	AK	ZIP:	99623

Section 2 – Certification

I certify that I have met the public notice requirement set forth under AS 04.11.310 by posting a copy of my application for the following 10-day period at the location of the proposed licensed premises and at the following conspicuous location in the area of the proposed premises:

Start Date: 01/20/2026 End Date: 01/30/2026

Other conspicuous location: Three Bears - Knik Goose Bay Rd

Read the statement below, and then sign your initials in the box to the right of the statement:

Initials

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Misty Massie


Printed name of licensee

Signature of licensee



Your affidavit for Controlling Interest Transfer Application

From Column Support <support@column.us>
Date Mon 2/2/2026 7:00 AM
To mmassiebblc@gmail.com <mmassiebblc@gmail.com>

 1 attachment (555 KB)
column_affidavit_goh7GBytTZilnG94VrqN.pdf;

Hi Misty,

The affidavit for Controlling Interest Transfer Application is now available. **Please find a copy of the affidavit attached to this email.**

Notice Name: Controlling Interest Transfer Application

Notice ID: goh7GBytTZilnG94VrqN

Publisher: Mat-Su Valley Frontiersman

Publication Dates: 01/16/26, 01/23/26, 01/30/26

To review the uploaded affidavit in Column, click **View Notice**.



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AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Mat-Su Valley Frontiersman, a newspaper printed and published at Wasilla and circulated through out Matanuska Susitna Borough, in said division three and state of Alaska and that the advertisement, of which the annexed is a true copy, and that the rate charged therein is not in excess of the rate charged private individuals, was published on the following days

PUBLICATION DATES:

Jan. 16, 2026, Jan. 23, 2026, Jan. 30, 2026

NOTICE ID: goh7GBytTZInG94VrqN

PUBLISHER ID: MSV000719

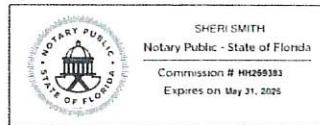
NOTICE NAME: Controlling Interest Transfer Application

Publication Fee: 321.75

I certify under penalty of perjury that the foregoing is true.

Anjana Bhadoriya

(Signer)



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this 02/02/2026

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

**Controlling Interest
Transfer License
Application**

Broken Boat LLC, dba Knik Bar & Liquor Store located at 10204 S Knik Goose Bay Road in Wasilla is applying for a transfer of a Beverage Dispensary License AS 04.09.200 and Package Store License AS.09.230 to Broken Boat LLC. The change in ownership involves the ownership interest transfer from Misty Massie 66.67% and Alice Massie 33.33% to Misty Massie 50% and Douglas Massie 50%. Interested persons should submit written comment to their governing body, the applicant, and to the Alcohol Beverage Control Board at 550 West 7 th Ave. Suite 1600 Anchorage AK 99501 or alcohol.licensing@alaska.gov. Date: January 16, 23, 30, 2026 MSV000719



Alaska Alcoholic Beverage Control Board

Form AB-09: Statement of Financial Interest

Why is this form needed?

A statement of financial interest is required for all alcoholic beverage license applications, per 3 AAC 305.045(c). A person other than a licensee may not have a direct or indirect financial interest (as defined in AS 04.11.450(f)) in the business for which a liquor license is issued, per AS 04.11.450.

This form must be completed and submitted to AMCO's Anchorage office before any license application will be considered complete.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Broken Boat LLC				
License Type:	Beverage Dispensary	EIN:	85-2093809		
Doing Business As:	Knik Bar & Liquor Store				
Premises Address:	10204 S Knik Goose Bay Road				
City:	Wasilla	State:	AK	ZIP:	99623
Email:	mmassiebbllc@gmail.com	Phone:	907-376-3818		

Section 2 – Certifications

Read each statement below, and then sign your initials in the box to the right of the statements:

Initials

The sole proprietor or entity listed above certifies that no person other than a proposed licensee listed on the alcoholic license application has a direct or indirect financial interest, as defined in AS 04.11.450(f), in the business for which a liquor license is being applied for.

mm

The sole proprietor or entity listed above additionally certifies that any ownership change shall be reported to the board as required under AS 04.11.040, AS 04.11.045, AS 04.11.050, and AS 04.11.055.

mm

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

mm

Misty Massie

Printed name of licensee

Signature of licensee



Alaska Alcoholic Beverage Control Board
Form AB-11: Creditors Affidavit

Why is this form needed?

This form must be completed by the transferor of a liquor license in order to report all debts of and taxes owed by the business, as required by AS 04.11.280(b). The Alcoholic Beverage Control Board will deny an application for transfer of a license to another person if the Board finds that the transferor has not paid all debts or taxes arising from the conduct of the licensed business, unless the transferor gives security for the payment of the debts or taxes satisfactory to the creditor or taxing authority, per AS 04.11.360(4)(A).

This form must be completed and submitted to AMCO’s Anchorage office before any application to transfer the ownership, including the controlling interest, of a license will be considered complete.

Section 1 – Transferor Information

Enter information for the **current** licensee and licensed establishment.

Licensee:	Broken Boat LLC	License Number:	597		
License Type:	Beverage Dispensary				
Doing Business As:	Kink Bar & Liquor Store				
Premises Address:	10204 S Knik Goose Bay Road				
City:	Wasilla	State:	Alaska	ZIP:	99623
Federal Tax ID # / EIN:	85-2093809				

Section 2 – Debts and Taxes Owed

Enter information for each creditor or taxing authority to which debts or taxes are owed. If there are no debts or taxes owed by the business, write “None” in the first field. You will be required to correct this form if a response of “N/A” is written in any field. Attach additional pages or documentation as necessary.

Creditor / Taxing Authority	Current Valid Email or Mailing Address of Creditor	Amount Owed
Northrim Bank	PO Box 241489, Anchorage, AK 99524, timothy.breeden@nrim.com	1,100,000



Alaska Alcoholic Beverage Control Board
Form AB-11: Creditors Affidavit

Section 3 – Transferor Certifications

Read the statements below, and then sign your initials in the box to the right of the statements:

Initials

I certify that all debts of the business and all taxes the business owes are listed on Page 1 of this form, and that the contact information provided for each creditor is current.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Misty Massie

Printed name of transferor

Misty Massie

Signature of transferor



DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
P.O. BOX 6898
JBER, AK 99506-0898

October 2, 2025

Regulatory Division
POA-2025-00404

Office of History and Archaeology
Attention: Ms. Sarah Meitl, Deputy SHPO
550 W. 7th Avenue, Suite 1380
Anchorage, Alaska 99501-3561

Dear Ms. Meitl:

This letter is in regard to Douglas Massie's application for a Department of the Army (DA) permit to fill 500 feet of shoreline with armoring rock below the ordinary high-water mark for bank stabilization within Knik Lake. This work is to prevent further erosion to the shoreline. It has been assigned file number POA-2025-00404, Knik Lake which should be referred to in all future correspondence with this office. The project site is located within Section 36, T. 17 N., R. 3 W., Seward Meridian; Latitude 61.4619° N., Longitude 149.7241° W.; Matanuska-Susitna Borough, in Knik, Alaska. All work would be performed in accordance with the enclosed plan (sheets 1-6), dated September.

This letter constitutes consultation pursuant to Section 106 of the National Historic Preservation Act and 33 CFR 325 Appendix C. The U.S. Army Corps of Engineers (USACE) has defined the undertaking as all portions of the project described above, which require DA authorization. USACE has defined the permit area as the shoreline where the bank stabilization is occurring in Knik Lake and the immediate area around the proposed work, as shown on the enclosed map.

Based on the information provided by the Alaska Historic Resources Survey (AHRS) and Google Earth, ANC 00003 (Knik Site), which is listed on the NHR, is about 350 feet from the permit area. ANC-02855 is an historic town originally used by the Tanaina where in 1915 held about 500 residents with 200 homesteads. With the establishment of Wasilla in 1917 the town dissipated leaving only two structures by 1973. The site is impacted with road construction and development of gravel. The proposed project would not disrupt this site further due to the distance from the historic town and since the site is already impacted.

Therefore, we have determined that the proposed undertaking would result in a No Adverse Effect determination. We are hereby seeking your concurrence with our determination of No Adverse Effect for the proposed undertaking. Please provide your response within 30 days from the date of this letter.

Please contact me via email at leah.barrett@usace.army.mil, by mail at the address above, or by phone at (907) 753-2760.

Sincerely,

Leah Barrett

Leah Barrett
Regulatory Specialist

Enclosures

U.S. Army Corps of Engineers (USACE)
APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT
 33 CFR 325. The proponent agency is CECW-CO-R.

Form Approved -
 OMB No. 0710-0003
 Expires: 02-28-2022

The public reporting burden for this collection of information, OMB Control Number 0710-0003, is estimated to average 11 hours per response including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services at whs.mc-alex.esd.mbx.dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. PLEASE DO NOT RETURN YOUR APPLICATION TO THE ABOVE EMAIL.

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403. Clean Water Act, Section 404, 33 USC 1344. Marine Protection, Research, and Sanctuaries Act Section 103, 33 USC 1413. Regulatory Programs of the Corps of Engineers, Final Rule 33 CFR 320-332. Principal Purpose Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: <http://di.cld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce-asi.x>

(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED	4. DATE APPLICATION COMPLETE
--------------------	----------------------	------------------	------------------------------

(ITEMS BELOW TO BE FILLED BY APPLICANT)

5. APPLICANT'S NAME First - <i>Douglas</i> Middle - <i>A.</i> Last - <i>Massie</i> Company - <i>Broken Boat LLC</i> E-mail Address - <i>Massman76@hotmail.com</i>	8. AUTHORIZED AGENT'S NAME AND TITLE (agent is not required) First - Middle - Last - Company - <i>Same</i> E-mail Address -
6. APPLICANT'S ADDRESS Address - <i>PO Box 874893</i> City - <i>Wasilla</i> State - <i>AK</i> Zip - <i>99687</i> Country - <i>USA</i>	9. AGENT'S ADDRESS Address - City - State - Zip - Country -
7. APPLICANT'S PHONE NOs. w/AREA CODE a. Residence b. Business c. Fax <i>907-232-7072</i>	10. AGENTS PHONE NOs. w/AREA CODE a. Residence b. Business c. Fax

STATEMENT OF AUTHORIZATION

11. I hereby authorize _____ to act in my behalf as my agent in the processing of this application and to furnish, upon request supplemental information in support of this permit application.

Douglas Massie
 SIGNATURE OF APPLICANT

DATE

8/22/25

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY

12. PROJECT NAME OR TITLE (see instructions) <i>Knik Landing</i>	
13. NAME OF WATERBODY, IF KNOWN (if applicable) <i>Knik Lake</i>	14. PROJECT STREET ADDRESS (if applicable) Address <i>10204 S. Knik</i> <i>GOOSE Bay Rd.</i> City - <i>Wasilla</i> State - <i>AK</i> Zip - <i>99623</i>
15. LOCATION OF PROJECT Latitude: N Longitude: W	
16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions) State Tax Parcel ID <i>518705</i> Municipality <i>Matanuska Susitna Borough</i> Section - <i>SIGNO3WAY</i> Township - Range -	

17. DIRECTIONS TO THE SITE

MIKE 13.5 Knik Goose Bay Rd.

18. Nature of Activity (Description of project, include all features)

Add armoring rock to 500' of shoreline on west end of property. (See attachment)

19. Project Purpose (Describe the reason or purpose of the project, see instructions)

To prevent further erosion to my land and provide bank stabilization.

USE BLOCKS 20-23 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

20. Reason(s) for Discharge

Fill rock to be placed below ordinary high water for bank stabilization.

21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards:

Type Amount in Cubic Yards	Type Amount in Cubic Yards	Type Amount in Cubic Yards
Less than 1 cubic yard/foot		

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

Acres

or

Linear Feet

500' Linear feet.

23. Description of Avoidance, Minimization, and Compensation (see instructions)

By using armoring rock, we will minimize turbidity turbidity in the lake.

24. Is Any Portion of the Work Already Complete? Yes No IF YES, DESCRIBE THE COMPLETED WORK

No

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list)

a. Address- 11010 Northshore Drive
City- Wasilla, AK 99654 State - AK Zip - 99654

b. Address- 10328 S. Knik Goose Bay Rd.
City- Wasilla, AK State - AK Zip - 99623

c. Address-
City- State - Zip -

d. Address-
City- State - Zip -

e. Address-
City- State - Zip -

26. List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in This Application.

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED
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None

* Would include but is not restricted to zoning, building, and flood plain permits

27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.



SIGNATURE OF APPLICANT

8/22/25

DATE

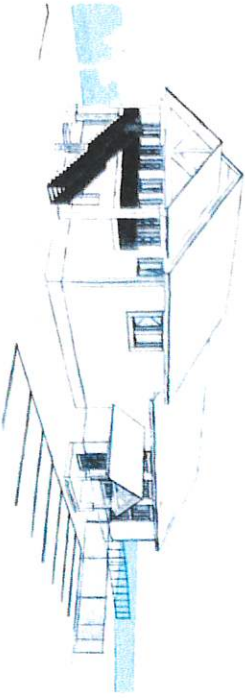
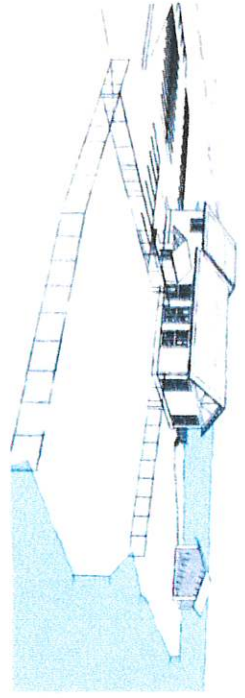
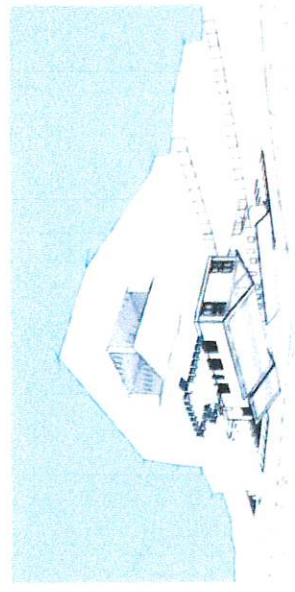
SIGNATURE OF AGENT

DATE

The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

Knik Landing



NOTE: USE HALF INDICATED SCALE FOR 1/4"=1'-0" DRAWINGS



1 Site

Proposed Work Area



Page 1

A-1.0

Project Title: Knik Landing
Prepared for: Doug Massie
Sheet Title: Site Plan
Address: 10204 S Knik Goose Bay Rd, Wasilla, AK 99623

SCHEMATIC DEVELOPMENT PHASE
 Drawn by: DMC
 Checked by: DMC
 Date: 8/17/2025 12:59:04 PM
 Sheet Issue Date: 8/17/2025

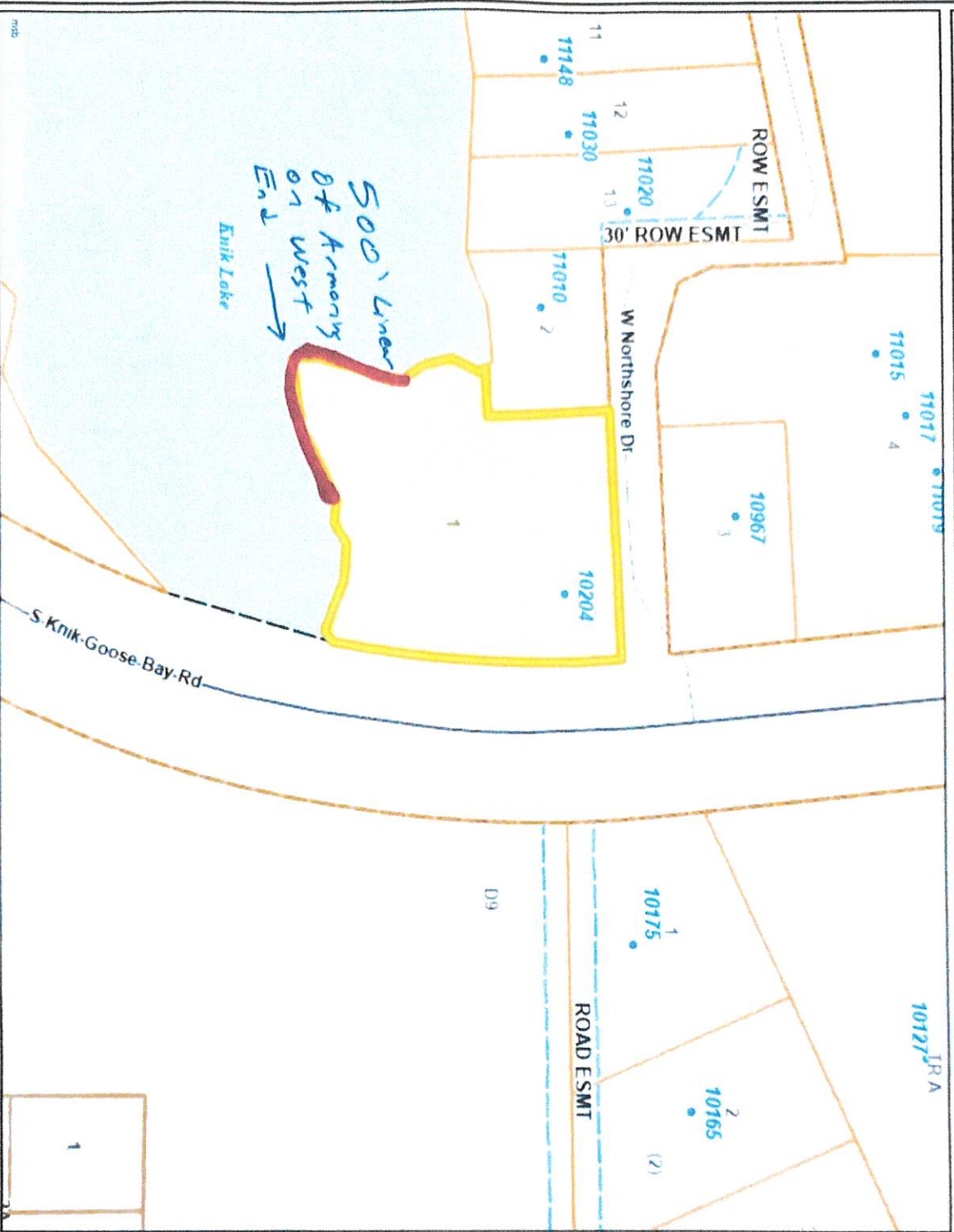
Determine DESIGN LLC AECL1613
 506 E FIREWEED LN, STE A
 ANCHORAGE, AK 99503
 Office: (907)339-9100
dan@determinedesign.com



File No.: POA-2025-0048



Matanuska-Susitna Borough



MGS_1984_Web_Mercator_Auxiliary_Sphere

Date: 08/22/25

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.



Legend

- Parcel/Viewer
- Roads
 - Major Road
 - Minor Road
- Mat-Su Borough Boundary
- Address Numbers
- Parcels
- ROW and Easements
 - ROW Road
 - ROW Easement
- Section Lines

1 : 4514

THIS MAP IS NOT TO BE USED FOR NAVIGATION

NOTES

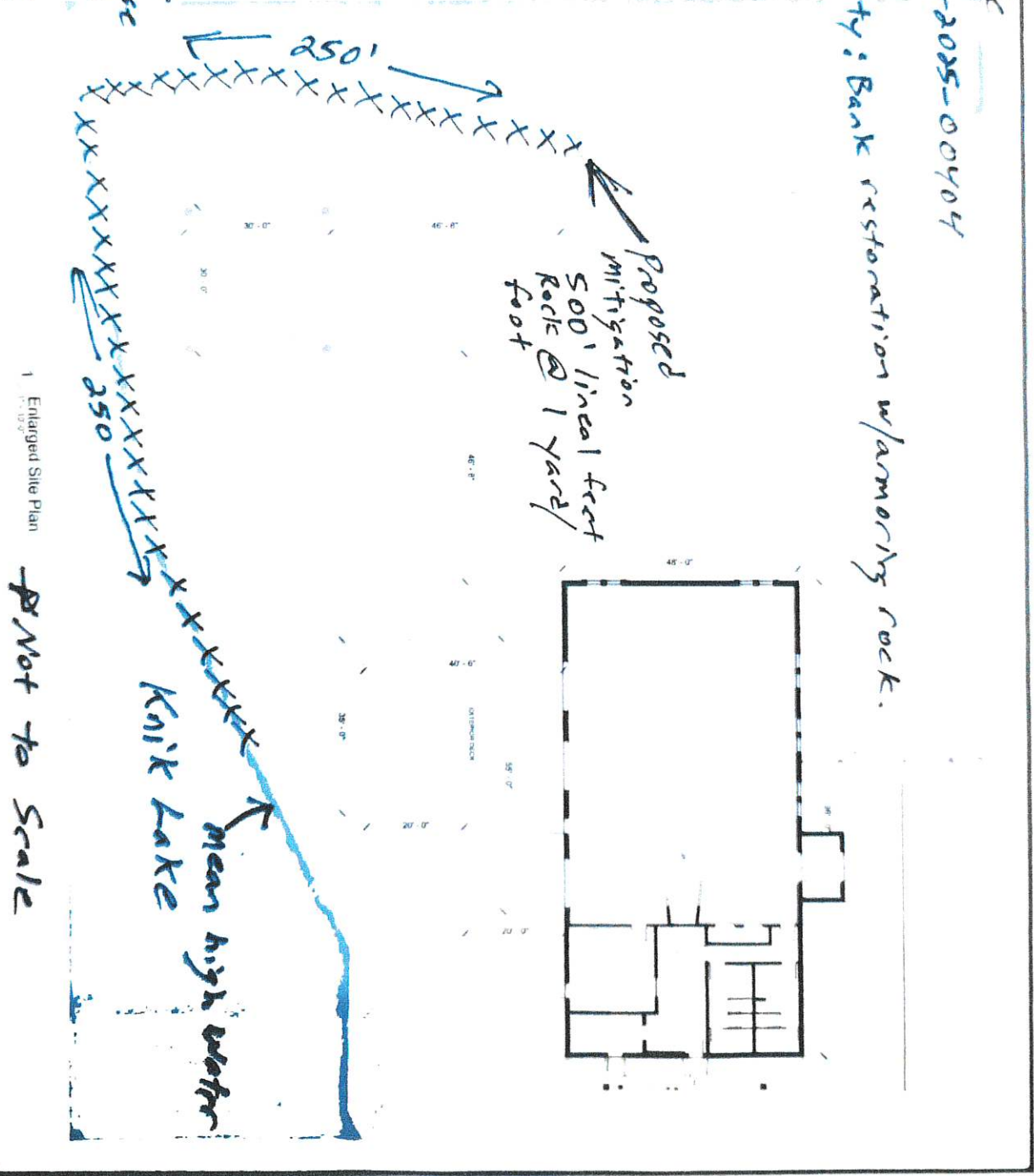
Knik Landing Plan View

North ↑

Douglas Massie
 File No.: POA-2025-00404
 Knik Lake
 Proposed Activity: Bank restoration w/armority rock.

Wasilla, Alaska
 Matanuska Susitna
 10204 S. Knik Goose
 Bay Rd. Wasilla
 AK 99623
 Mile 13.5 KGB

NOTE: USE HALF INDICATED SCALE FOR 11x17 DRAWINGS



1 Enlarged Site Plan
 1/8" = 1'-0"

Not to Scale

A0101

Project Title: Knik Landing
 Prepared for: Doug Messie
 Sheet Title: Enlarged Site Plan
 Address: 10204 S Knik Goose Bay Rd, Wasilla, AK 99623

SCHEMATIC DEVELOPMENT PHASE
 Drawn by: DMC
 Checked by: DMC
 Scale: 1/8" = 1'-0"
 Date: 5/27/2025 12:58 PM
 Sheet Name: Knik Landing Plan

Determine DESIGN LLC AECL1613
 506 E FIREWEED LN, STE A
 ANCHORAGE, AK 99503
 Office: (907)339-9100
 dan@determinesdesign.com

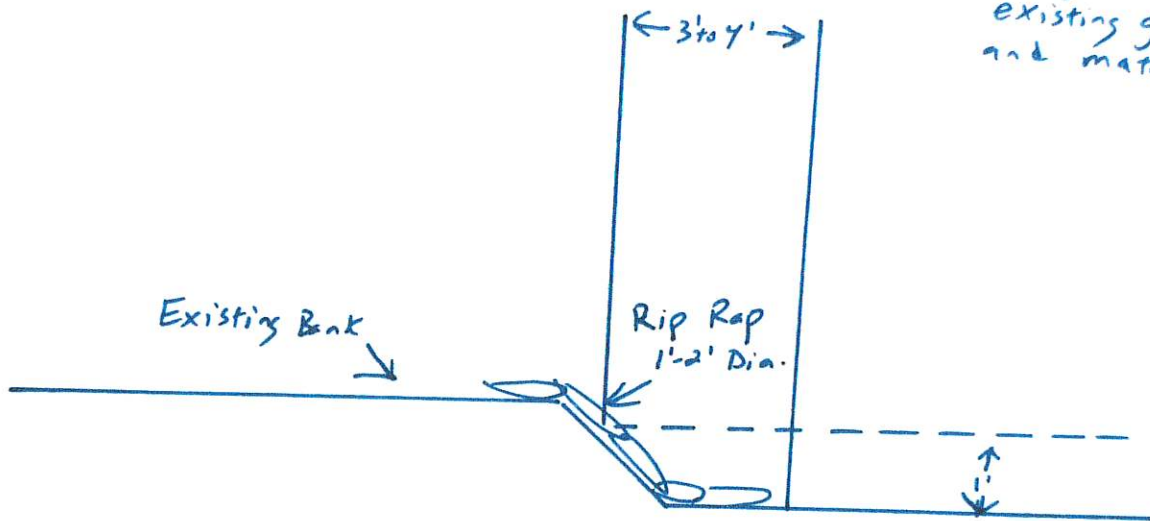


Bank Stabilization (Riprap) cross-section.

* Estimate $\frac{1}{2}$ yard of stone per running foot of shoreline needed.

* 500' of Shoreline to be armored, 250 Yards of Material total.

* Rip Rap to go above existing grade and match.



* Not to scale

Wasilla, AK Matanuska Susitna Borough
Mile 13.5 Knik Goose Bay Rd.
Knik Lake

Douglas A. Massie
File No.: POA-2025-00404
Knik Lake
Proposed Activity: Bank restoration
w/armorings
page 3 of 6

U.S. Army Corps of Engineers (USACE)
APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT
 33 CFR 325. The proponent agency is CECW-CO-R.

Form Approved -
 OMB No. 0710-0003
 Expires: 02-28-2022

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PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: <http://di.cld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.asi;x>

(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)

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STATEMENT OF AUTHORIZATION

11. I hereby authorize, _____ to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.

SIGNATURE OF APPLICANT

DATE

8/22/25

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY

12. PROJECT NAME OR TITLE (see instructions) <i>Knik Landing</i>	14. PROJECT STREET ADDRESS (if applicable) Address <i>10204 S. Knik</i> <i>GOOSE Bay Rd.</i> City - <i>Wasilla</i> State - <i>AK</i> Zip - <i>99623</i>
13. NAME OF WATERBODY, IF KNOWN (if applicable) <i>Knik Lake</i>	
15. LOCATION OF PROJECT Latitude: N Longitude: W	
16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions) State Tax Parcel ID <i>518705</i> Municipality <i>Matanuska Susitna Borough</i> Section - <i>S16N03W4</i> Township - Range -	

17. DIRECTIONS TO THE SITE

MIle 13.5 Knik Goose Bay Rd.

18. Nature of Activity (Description of project, include all features)

Add armoring rock to 500' of shoreline on west end of property. (See attachment)

19. Project Purpose (Describe the reason or purpose of the project, see instructions)

To prevent further erosion to my land and provide bank stabilization.

USE BLOCKS 20-23 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

20. Reason(s) for Discharge

Fill rock to be placed below ordinary high water for bank stabilization.

21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards:

Type
Amount in Cubic Yards

Type
Amount in Cubic Yards

Type
Amount in Cubic Yards

Less than 1 cubic yard/foot

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

Acres

or

Linear Feet

500' Linear feet.

23. Description of Avoidance, Minimization, and Compensation (see instructions)

By using armoring rock, we will minimize ~~turbidity~~ turbidity in the lake.

24. Is Any Portion of the Work .AJready Complete? Yes No IF YES, DESCRIBE THE COMPLETED WORK

No.

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list:)

a. Address- 11010 Northshore Drive
 City- Wasilla, AK 99654 State - AK Zip - 99654

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 City- Wasilla, AK State - AK Zip - 99623

c. Address-
 City- State - Zip -

d. Address-
 City- State - Zip -

e. Address-
 City- State - Zip -

26. List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in This Application.

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED
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None

* Would include but is not restricted to zoning, building, and flood plain permits

27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.


 SIGNATURE OF APPLICANT

8/22/25
 DATE

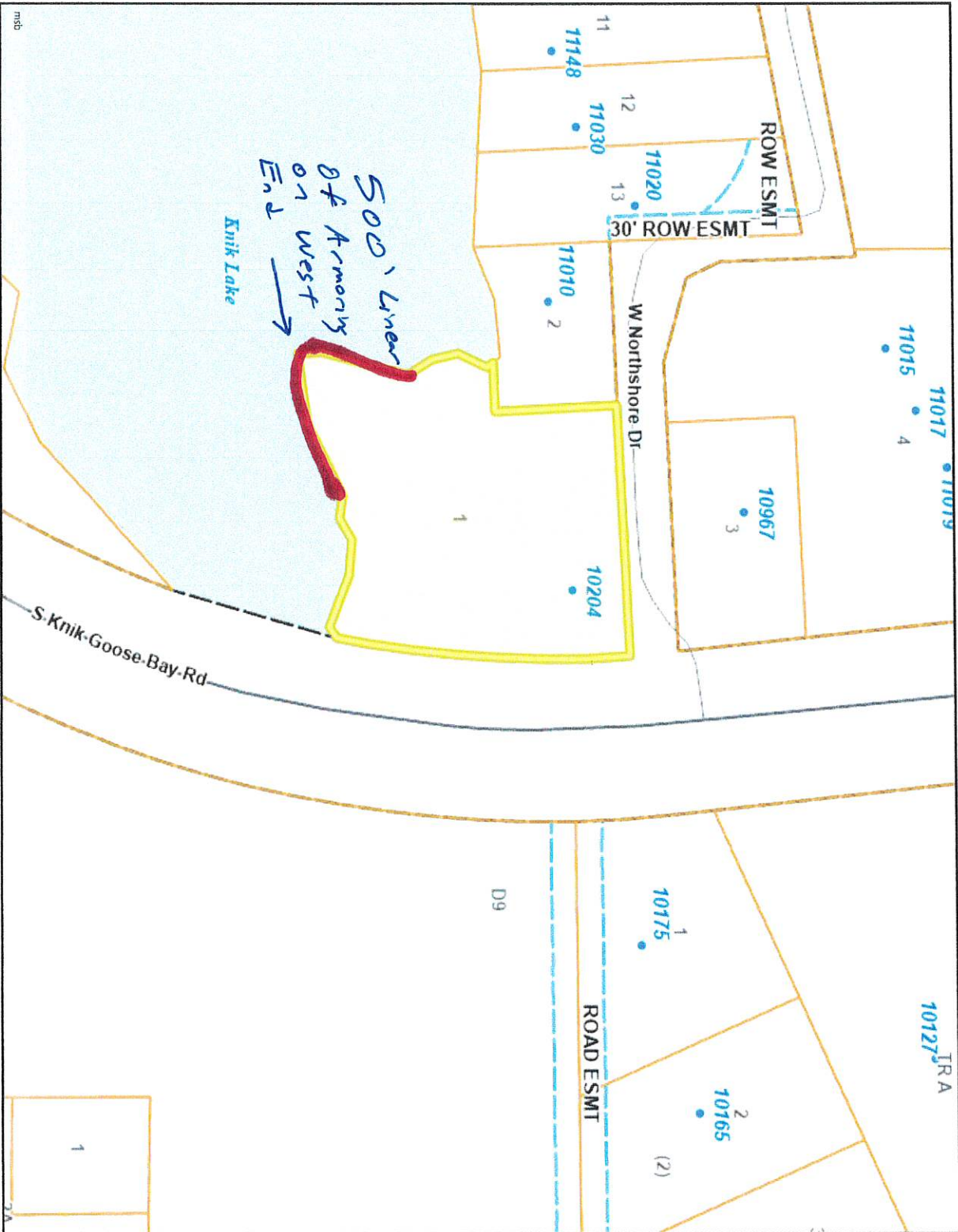
SIGNATURE OF AGENT DATE

The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

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Matanuska-Susitna Borough



WGS_1984_Web_Mercator_Auxiliary_Sphere

Date: 08/22/25

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Legend

- Parcel/Viewer
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 - Minor Road
- Mat-Su Borough Boundary
- Address Numbers
- Parcels
- ROW and Easements
 - - ROW Road
 - - - - ROW Easement
- Section Lines

1 : 4514

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Notes

Doug Massie
Knik Bar Event Center

Design Wastewater Flow

<u>Source</u>	<u>Qty</u>	<u>Flow</u>	<u>Total</u>
Gathering Space			
Attendeess (per person)	200	3	600
Warming Kitchen			
Customer (per person)	200	2	400
Employee (per person)	6	15	90
Clothes Washer (Per cycle)	4	20	80
		TOTAL	1170 GPD

SEPTIC TANK SIZING

Per ADEC Onsite Wastewater System Installation Manual - OWSIM (April 2024)

Minimum Septic Tank Size (Design Flow 1,001 - 1,250 gpd) = 2,000 Gallons (with Manhole Risers)

SAS DESIGN

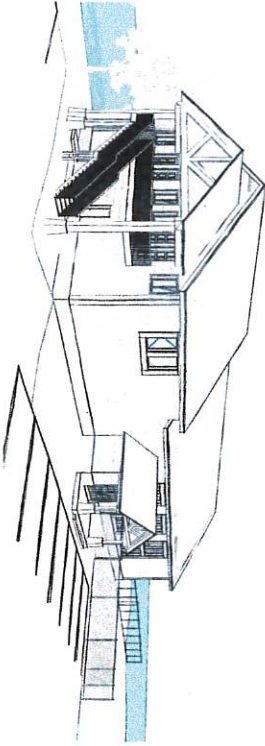
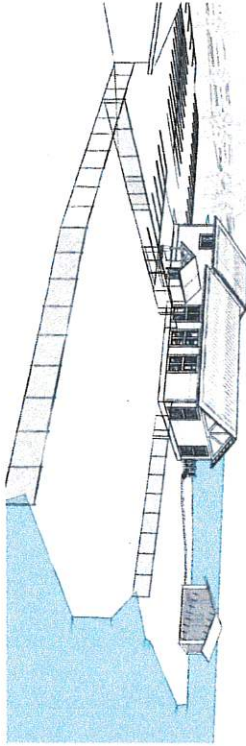
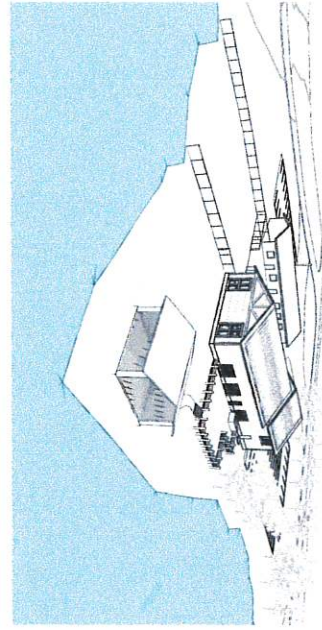
Subsurface soils in test hole were visually graded as poorly graded sands (SP)

Soil Rating = 1.0 gpd/sq ft (Per OWSIM)

Min. SAS Area = 1,170 gpd/(1.0 gpd/sq ft) = 1,170 sq ft

Tentative Design -- Deep Trench, 8' Eff. Depth x 73' Long

Knik Landing



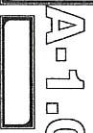
NOTE: USE HALF INDICATED SCALE FOR 1/4"=1'-0" DRAWINGS



1 Site
1" = 40'-0"

File No.: POA-2025-004A

Page 1 of 6



Project Title: Knik Landing
 Prepared for: Doug Massie
 Sheet Title: Site Plan
 Address: 10204 S Knik Goose Bay Rd, Wasilla, AK 99623

SCHEMATIC DEVELOPMENT PHASE
 NOT FOR CONSTRUCTION

Designed by: MJO
 Drawn by: MJO
 Checked by: DHC

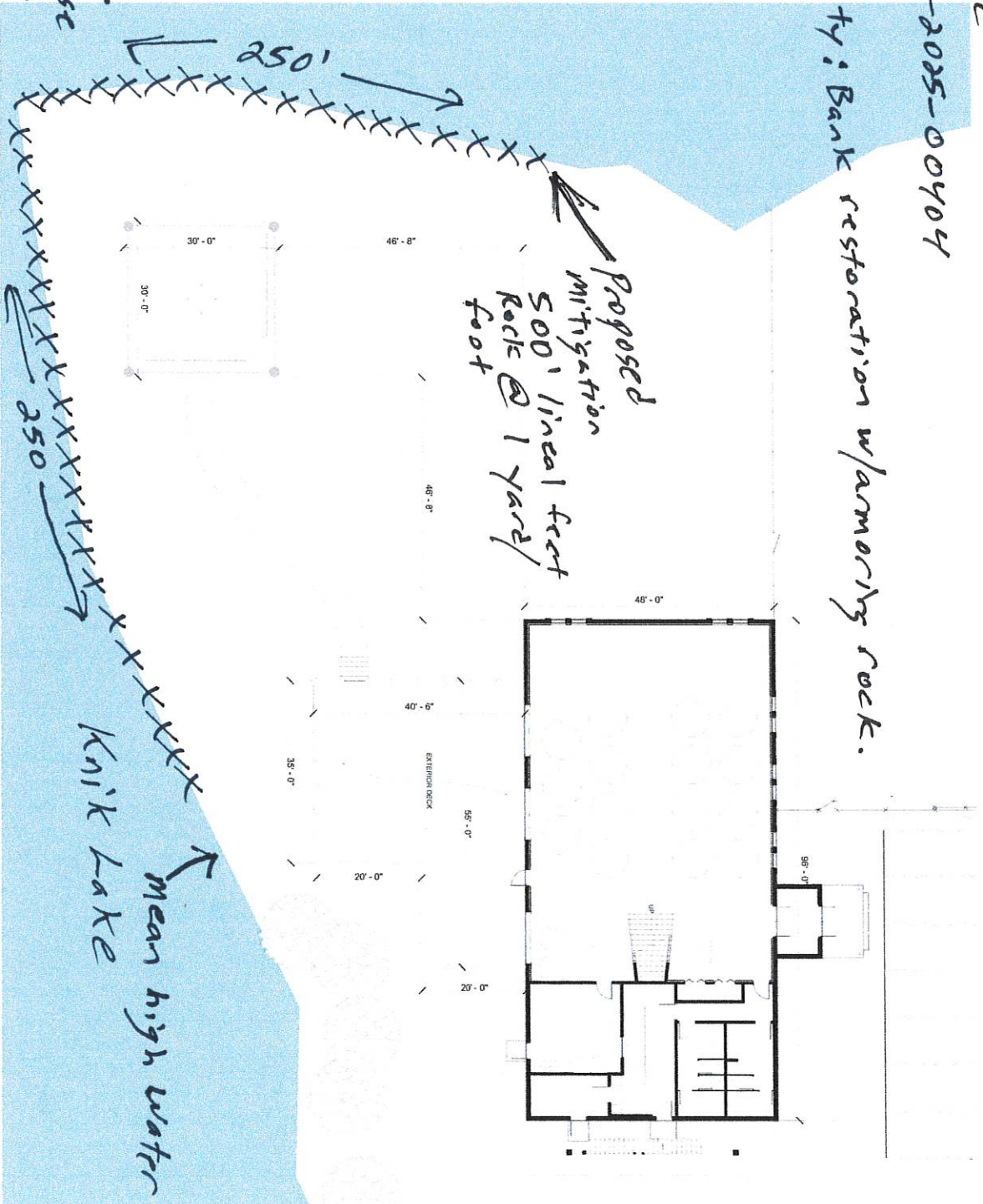
Determine DESIGN LLC AECL1613
 506 E FIREWEED LN, STE A
 ANCHORAGE, AK 99503
 Office: (907)339-9100
dan@deteminedesign.com



Knik Landing Plan View

North

Douglas Massie
 File No.: POA-2025-00404
 Knik Lake
 Proposed Activity: Bank restoration w/armority rock.



Wasilla, Alaska
 Matanuska Susitna
 10204 S. Knik Goose
 Bay Rd. Wasilla
 AK 99623
 Mile 13.5 KGB

NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS

1 Enlarged Site Plan
 1" = 10'-0"

Not to Scale

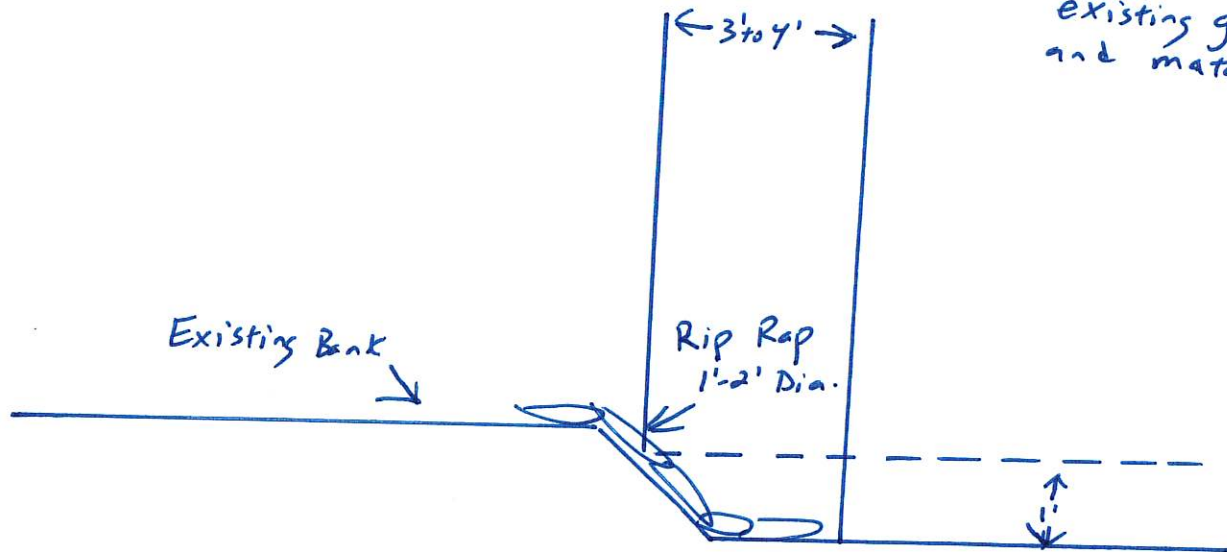
 <p>Determine DESIGN</p>	<p>Project Title: Knik Landing Prepared for: Doug Massie Sheet Title: Enlarged Site Plan Address: 10204 S Knik Goose Bay Rd, Wasilla, AK 99623</p>	<p>Schematic DEVELOPMENT PHASE</p> <p>NOT FOR CONSTRUCTION</p>	<p>Sheet Issue Date: 6/12/2025 12:59:07 PM Drawn by: DMC Checked by: DMC</p>	<p>Determine DESIGN LLC AECL1613 506 E FIREWEED LN, STE A ANCHORAGE, AK 99503 Office: (907)339-9100 dan@determinedesign.com</p>
-------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Bank Stabilization (Riprap) cross-section.

* Estimate $\frac{1}{2}$ yard of stone per running foot of shoreline needed.

* 500' of shoreline to be armored, 250 yards of material total.

* Rip Rap to go above existing grade and match.



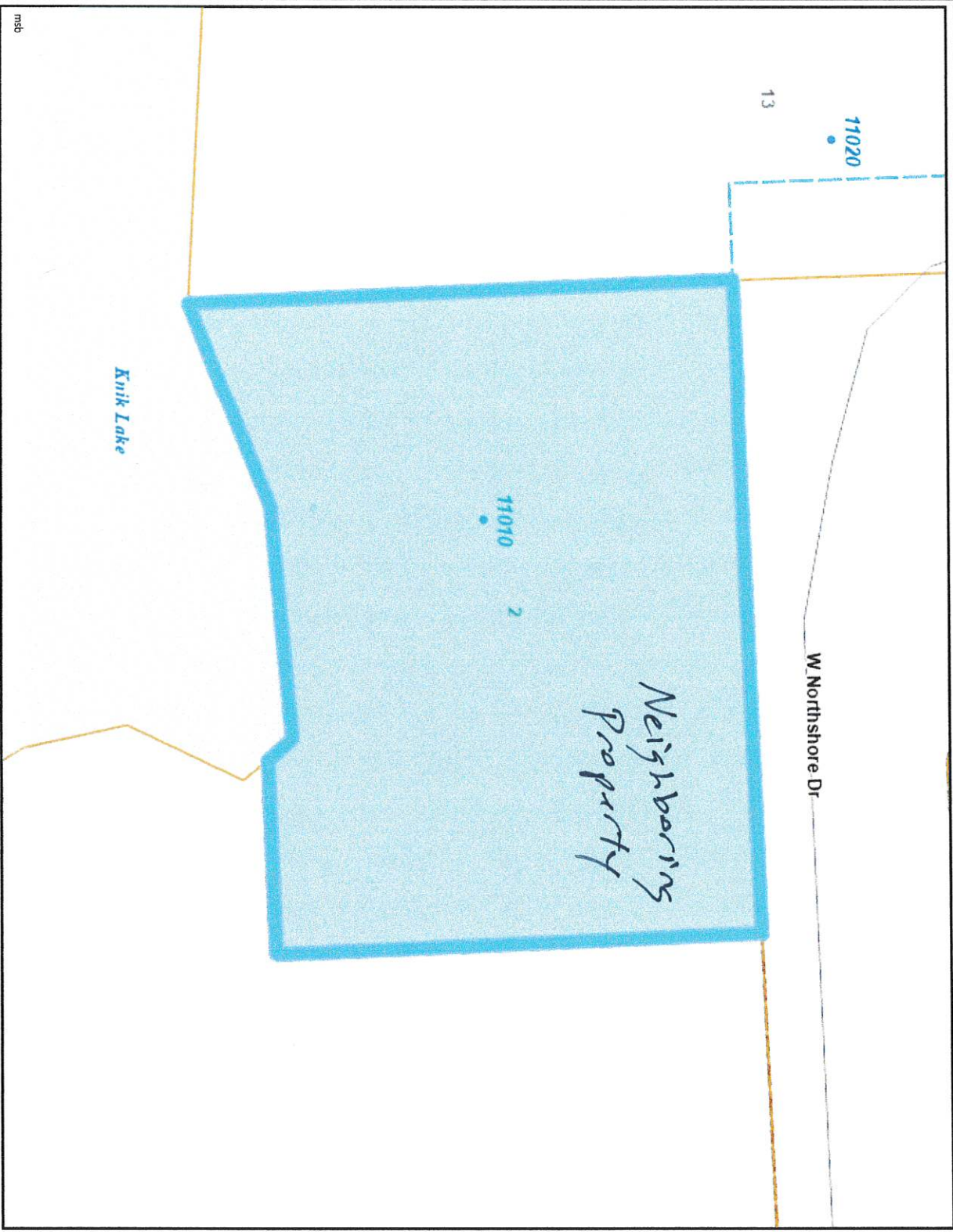
* Not to scale

Wasilla, AK Matanuska Susitna Borough
mile 13.5 Knik Goose Bay Rd.
Knik Lake

Douglas A. Massie
File No.: POA-2025-00404
Knik Lake
Proposed Activity: Bank restoration
w/armoring rocks
page 3 of 6

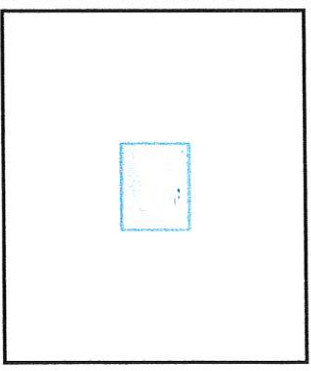


Matanuska-Susitna Borough



Date: 09/06/25

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.



Legend

- ParcelViewer
- Roads
 - Minor Road
- Mat-Su Borough Boundary
- Address Numbers
- Parcels
- ROW and Easements
 - ROW Road
 - ROW Easement
- Section Lines

1 : 1128

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



MATANUSKA-SUSITNA BOROUGH

** Subject Property Information*

Real Property Detail for Account: 57186000L001

Site Information
 Account Number: 57186000L001
 Parcel ID: 518705
 TRS: S16N03W24
 Abbreviated Description (Not for Conveyance): KNIK LK 2011 LOT 1
 Subdivision: KNIK LK 2011
 City: None
 Map: GB08
 Tax Map

Site Address: 10204 S Knik Goose Bay Rd
Ownership
 Owners: BROKEN BOAT LLC
 Primary Owner's Address: PO BOX 874893 WASSILLA AK 99687
 Buyers
 Primary Buyer's Address:

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2025	\$168,400.00	\$114,300.00	\$282,700.00	2025	\$168,400.00	\$114,300.00	\$282,700.00
2024	\$168,400.00	\$114,300.00	\$282,700.00	2024	\$168,400.00	\$114,300.00	\$282,700.00
2023	\$168,400.00	\$109,900.00	\$278,300.00	2023	\$168,400.00	\$109,900.00	\$278,300.00

Building Information

Structure 1 of 3

Residential Units: 0
 Condition: Standard
 Basement: None
 Year Built: 1960
 Foundation: Poured Concrete
 Septic: Septic - 1 - Septic Tank
 Use: Commercial
 Construction Type: None
 Well: Well 1 - Drilled Well

Structure 2 of 3

Residential Units: 1
 Condition: Standard
 Basement: None
 Year Built: 1999
 Foundation: Concrete Piers
 Septic: Well
 Use: Residential Building
 Construction Type: Frame
 Well: 1215 - Cabin

Structure 3 of 3

Residential Units: 1
 Condition: Standard
 Basement: None
 Year Built: 1999
 Foundation: Concrete Piers
 Septic: Well
 Use: Residential Building
 Construction Type: Frame
 Well: 1215 - Cabin



MATANUSKA-SUSITNA BOROUGH

Neigh boring Property Owner

Real Property Detail for Account: 57186000L002

Site Information
 Account Number: 57186000L002
 Parcel ID: 518706
 TRS: S16N03W24
 Abbreviated Description: KNIK LK 2011 LOT 2
 (Not for Conveyance)

Subdivision: KNIK LK 2011
 City: None
 Map: GB08
 Tax Map

Site Address: 11010 W Northshore Dr
Ownership
 Owners: MARQUEZ DAWN L
 Primary Owner's Address: STE B PMB 975 2521 E MOUNTAIN VILLAGE D WASSILLA AK 99654
 Buyers: Primary Buyer's Address

Appraisal Information	Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
	2025	\$65,800.00	\$1,000.00	\$66,800.00	2025	\$65,800.00	\$1,000.00	\$66,800.00	
	2024	\$65,800.00	\$1,000.00	\$66,800.00	2024	\$65,800.00	\$1,000.00	\$66,800.00	
	2023	\$65,800.00	\$1,000.00	\$66,800.00	2023	\$65,800.00	\$1,000.00	\$66,800.00	

Building Information
 Building Item Details: Description, Area, Percent Complete

Tax/Billing Information
 Year Certified, Zone, Mill, Tax Billed, Recorded Documents (Date, Type)

Year Certified	Zone	Mill	Tax Billed	Recorded Documents	Area	Percent Complete
2025 Yes	0030	12.797	\$854.83	1/31/2024 QUITCLAIM DEED (ALL TYPE)		
2024 Yes	0030	13.174	\$880.02	7/25/2014 PERSONAL REPRESENTATIVE		
2023 Yes	0030	12.883	\$860.58	3/7/2013 QUITCLAIM DEED (ALL TYPE)		
Tax Account Status²						
Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
Current	\$427.41		\$0.00	\$0.00	\$0.00	No
Land and Miscellaneous						
Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area	
0.70	0.70	Assembly District 005	30-585	130 Central Mat-Su	017 Knik RSA	

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.
² If account is in foreclosure, payment must be in certified funds.
³ If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

Last Updated: 9/6/2025 12:00:00 PM

MSB • Department of Emergency Services • Central Mat-Su Fire Department

Fire & Life Safety Division

Physical: Station 51 – 1911 S Terrace Court, Palmer
Mailing: 101 W Swanson Avenue • Wasilla, AK 99654
Office (907) 861-8383 • Fax (907) 861-8157 • E-mail: FireCode@matsugov.us



October 23, 2025

Douglas Massie
Broken Boat LLC
massman76@hotmail.com
10204 S. Knik Goose Bay Road
Wasilla, AK 99623

SUBJECT: Knik Landing - Commercial Event Venue
FIRE SERVICE AREA: Central Mat-Su FSA
PLAN REVIEW: F&LS 2025-000116
TYPE OF CONSTRUCTION: VB
OCCUPANCY TYPE: A-3
2021 INTERNATIONAL BUILDING AND FIRE CODE

Dear Douglas Massie:

Plans for the subject facility have been reviewed by this office for conformity with the State Fire Safety Regulations and are hereby approved as submitted. Enclosed is a certificate of approval that must be posted on the premises until completion of the above facility. Any changes to the approved plans must be submitted to this office for review and approval. **You are prohibited to occupy this building until construction is completed for which plans have been examined and approved. After completion of the construction, you must schedule a certificate of occupancy inspection prior to opening.**

It must be understood that the inclusion of and compliance with State Fire Safety Regulations does not preclude the necessity of compliance with the requirements of local codes and ordinances. Also understand that approval of submitted plans is not approval of omissions or oversights by this office or noncompliance with any applicable regulations. The plans have not been reviewed for compliance with the Federal Americans with Disabilities Act or structural requirements.

If we can be of further assistance in this matter, please contact us at the address above.

Sincerely,

A handwritten signature in black ink that reads "Tyler E. Buff". The signature is written in a cursive, flowing style.

Tyler E. Buff
Deputy Fire Marshal

Fire and Life Safety Division

Central Mat-Su Fire Service Area No. 130 - District 1
Department of Emergency Services, Matanuska-Susitna Borough



Plan Review #F&LS 2025-000116

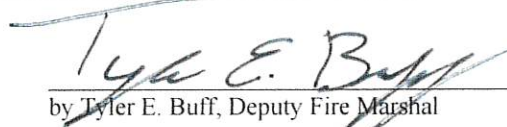
Knik Landing - Commercial Event Venue

New Construction/Addition Approval

This is to certify that the plans for this building were reviewed by CMSFD's Fire & Life Safety Division on 10/23/2025, for conformance with AS 18.70.010-100; 13 AAC 50.027. This certificate becomes invalid 180 days after the work on the site is commenced within 180 days after issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the time work is commenced. An extension may be requested at the above mentioned address.

This certificate shall be posted in a conspicuous place on the premises listed above and shall remain posted until construction is completed. **Notice:** *Any changes or modifications to the approved plans must be resubmitted for review by the Central Mat-Su Fire Department.*

Authority: AS 18.70.080, 13 AAC 50.075 & MSB RS 06-054


by Tyler E. Buff, Deputy Fire Marshal

Security Plan

Knik Bar

10204 South Knik Goose Bay Road

Wasilla, Alaska 99623

907-376-3818

1. Type of services to be offered.

The Knik Bar is an establishment that provides alcoholic beverages and food to customers. Knik Bar and its staff promote a safe and secure environment to all patrons through following state and local guidelines and laws, and through consistent and reoccurring training to our employees.

Occasionally the Knik Bar host's events such as live bands/musicians, these such events and individuals are not employed by Knik Bar, however, they shall be held to the same standard as employees while performing at the Knik Bar.

2. Number/Utilization of security personnel for events.

For live events, one in-house security person for each 50 patrons shall be on duty. All security personnel shall be attired in a manner to readily identify them as such. From the time a live entertainment event ends and for 30 minutes thereafter, one-half of all security personnel shall be stationed outside the premises to assist and encourage patrons to leave safely.

No event shall ever exceed the authorized capacity of the Knik Bar.

Assigned security staff shall regularly patrol both the women's and men's bathroom facilities and outdoor seating area.

3. Control & clearance of parking lot and outdoor seating area.

Video cameras will be mounted to cover the entrance, exits and entire premises, including the outdoor seating area. Recordings will be made available upon request by the local police agency (Alaska State Troopers). Staff shall regularly patrol the immediate exterior of the building at least once every half-hour, doing so on a random basis during an event. Knik Bar shall conspicuously post in its parking lot area the following signage: "No Trespassing/Loitering. Any person who is not a patron or not there on official business with the owner or the owner's agent, will be asked to leave the parking area

immediately." Outdoor seating area perimeter secured by a 5' fence, there is one entry/exit that goes through the dining room area. The only exit in the fenced area is to be used for emergency's only, there shall be no entry through that exit. Underaged persons will not be permitted in the outdoor seating area without a legal parent or guardian over the age of 21. Bar staff will check the outdoor seating area frequently to ensure patrons are following Knik Bar rules and guidelines and all Alaska State Laws. Bar staff will check outdoor seating area at the beginning of shift f to ensure the fenced barrier is not compromised and does not allow unauthorized entry. Fence will be posted with signs every 20' stating "No Alcohol beyond this point", any patrons that violate will be asked to leave Knik Bar immediately and not allowed to return.

4. Unruly patrons.

The Knik Bar will familiarize all staff with provisions of the local laws for unruly patrons, or patrons committing acts of disorderly conduct. When a patron acts in a manner that is violent, abusive, indecent, profane, boisterous, or otherwise disorderly, staff will immediately ask that person to leave, if that person refuses to leave, the local police department (Alaska State Troopers) will be contacted to remove the person. At no time will any Knik Bar employee engage in physical contact with a patron or exercise any use of force, the only exception is self-defense.

5. Persons who are intoxicated.

Knik Bar staff may not sell, dispense, or provide alcohol to any person who is impaired or considered under the influence as defined by Alaska law, nor shall such a person be permitted on the premises. When a customer has been "cut off", the server will notify the other employees. Management will support the server's decision to terminate service to any customer. If a customer is impaired, licensee will advise the customer not to drive, and arrange a safe ride. If the customer refuses, management will notify the location Police Department (Alaska State Troopers) with a description of the person and the license plate number of the vehicle, if possible.

6. Patrons presenting false ID's.

All identification cards used to prove age must be valid (i.e., may not be expired), and must be government-issued. If the identification card is expired or appears at all questionable to the employee, the employee shall request a second form of identification. The employee shall make sure that the individual purchasing the liquor resembles the identification card. All employees are encouraged to ask purchasers questions relating to their identification in order to verify the information. If the employee checking an ID has a strong suspicion that an ID is false, altered, or belongs to someone other than the person presenting the ID, he/she shall confiscate the ID and turn it over to management, to be presented to the police and the person will be asked to leave immediately.

7. Control/Supervision of patrons Under 21.

Knik Bar staff will request proof of identification and age from any customer who orders or drinks alcoholic beverages. Knik Bar employees will refuse service to any customer who cannot produce adequate ID. When selling pitchers, ID's will be requested for each person receiving a glass. Separate types of glassware will be used to distinguish alcohol drinks from non-alcohol drinks. Patrons under the age of 21 are not permitted in the bar area. Patrons under the age of 21 shall be seated in the dining room only. The staff member serving any person under 21 shall notify all other staff members of the

under-age person as to ensure no alcoholic beverages are served to them. Underaged persons will not be permitted in the outdoor seating area without a legal parent or guardian over the age of 21.

8. Circumstances under which the police will be called.

The local police (Alaska State Troopers) **will** be called, in a timely manner, anytime management or staff has information to believe a crime has been or is about to be committed and/or whenever a threat of or act of violence occurs on the premises or off premises in areas that would be considered in view or earshot of the establishment.

9. Handling of physical disturbances, including fights.

Staff or management will ask anyone who is fighting to leave. If necessary, staff or management will call the local law enforcement agency for assistance. The Knik Bar will permanently refuse admittance to any chronic problem encounter. At no time will any Knik Bar employee engage in physical contact with a patron or exercise any use of force, the only exception is self-defense.

10. Incident Log.

The Knik Bar and its staff will keep and maintain an incident log for any of the aforementioned incidents or encounters. Any incident such as fights, unruly patrons, suspicious activity, patrons being cut off, attempts by underage persons to be served, intoxicated persons, fake ID presentation, or any other abnormal or suspect activity that should be documented.

The Knik Bar's incident log will include the date time of incident, type of incident, location of incident (Bar, bathroom, dining room, parking lot, outside seating, etc.), persons involved, action taken, and will be brought to the attention of any staff during a shift change.

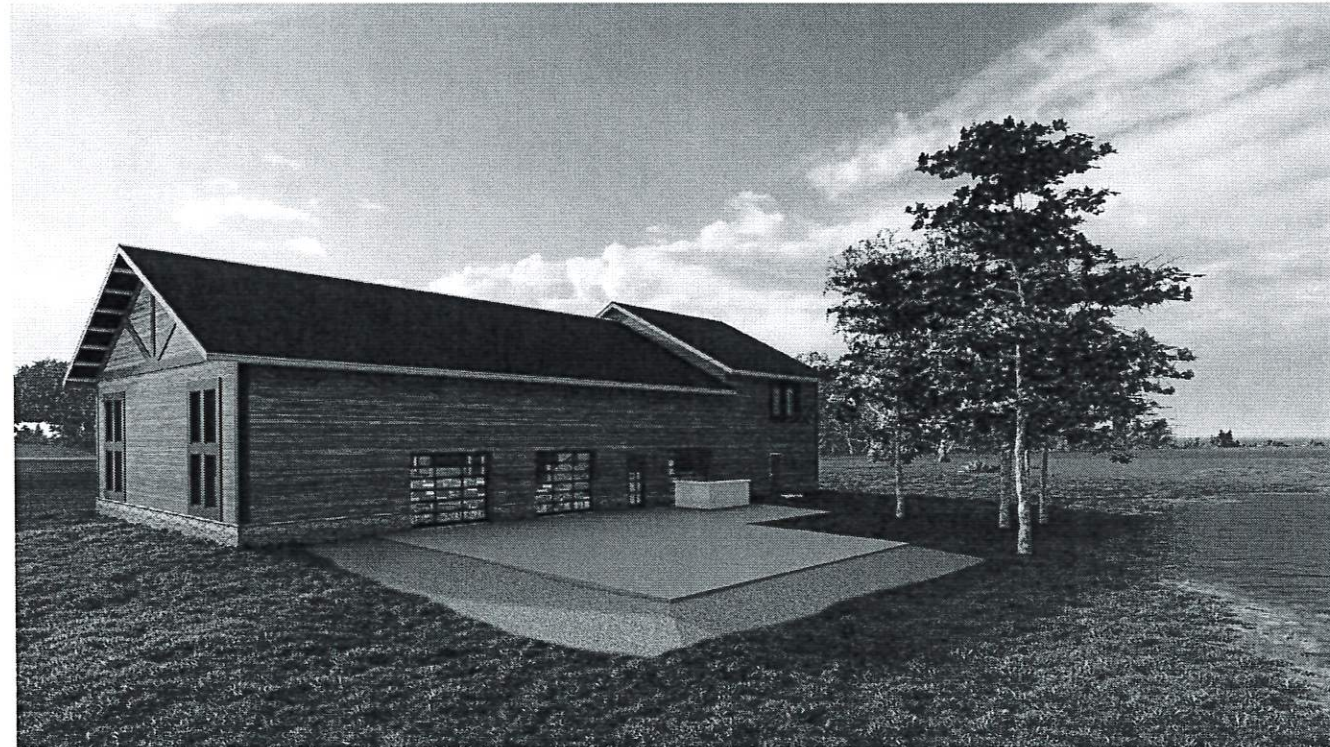
All Knik Bar staff are required to review and initial the incident log prior to the beginning of their shift to ensure compliance with any action taken as the result of an incident, and for situational awareness and safety.

The Knik Bar's incident log will be posted on the wall near the employee schedule.

All Knik Bar employees will sign a document agreeing that they have read and understand the procedures designated in the security plan.



KNIK LANDING EVENT CENTER



Determine
DESIGN

Determine Design LLC AECL1613
506 E FIREWEED LN, STE A
ANCHORAGE, AK 99503
Office: (907)339-9100
dan@determinedesign.com

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Sheet Issue Date: 9/9/2025 2:49:58 PM
Drawn by: MO
Checked by: DHC

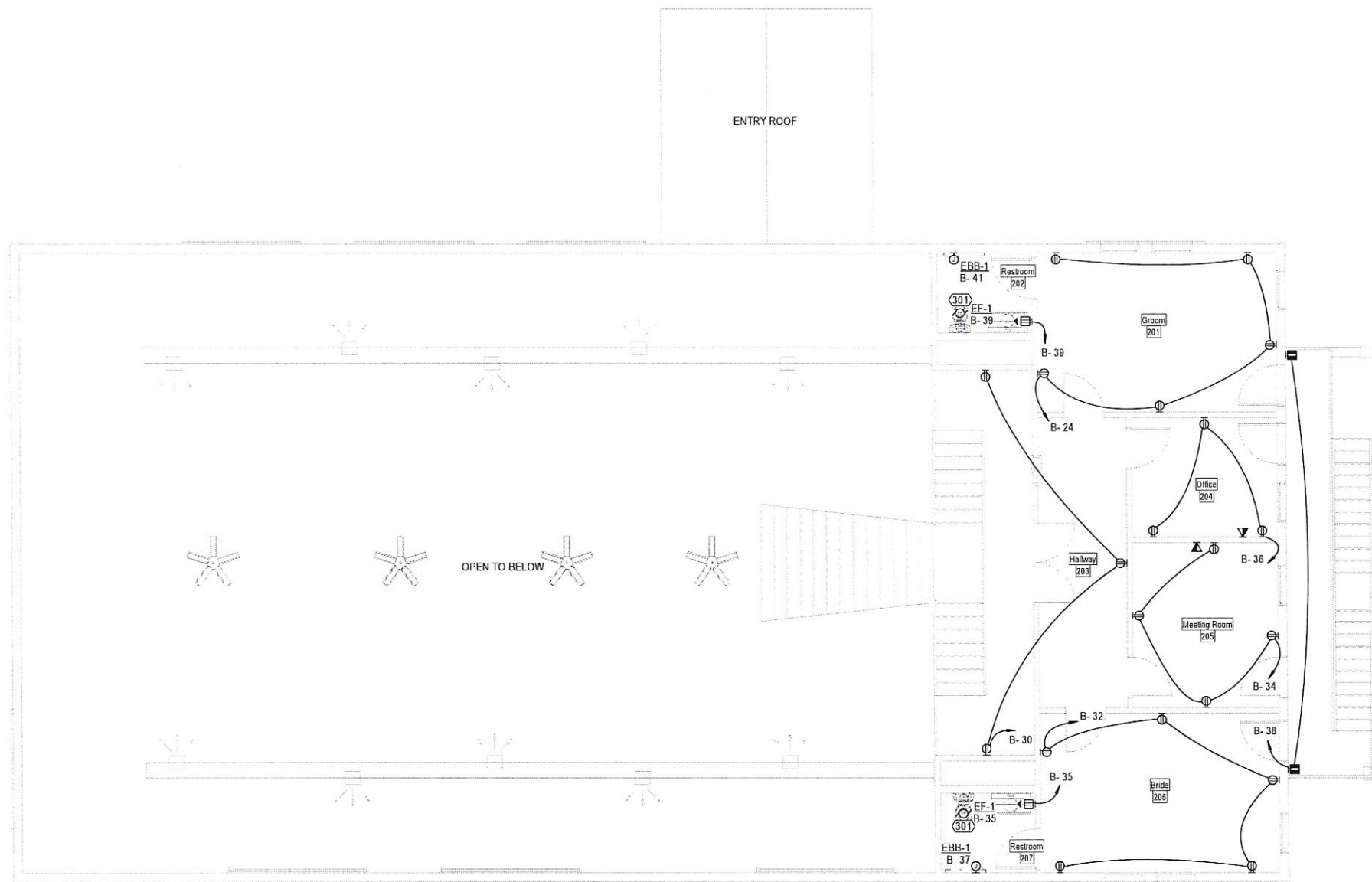


Project Title: Knik Landing
Prepared for: Doug Massie
Sheet Title: Title Sheet
Address: 10204 S Knik Goose Bay Rd, Wasilla, AK 99623



9/9/2025 10:20:15 AM C:\Users\EricCowling\Documents\Projects\DESIGN\25-4831_Knik Landing\DESIGN\25-4831_E3.2_Level 2_Power and Signal Plan.dwg

1 LEVEL 2 POWER AND SIGNAL PLAN
E3.2 SCALE: 3/16" = 1'-0"



NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS

GENERAL NOTES

- 1. BASED ON THE A3 GREATER THAN 100 OCCUPANCY ALL RECEPTACLES SHALL BE TAMPER RESISTANT TYPE.

REFERENCED SHEET NOTES

REF	NOTE
301	EXHAUST FAN CONTROLLED BY SWITCH SHOWN ON LIGHTING PLAN.

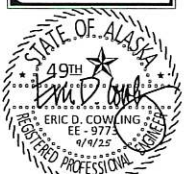
Project Number



Determine DESIGN LLC AECL1613
506 E. FIREWEED LN, SUITE A
ANCHORAGE, AK 99503
Office: (907)339-9100
dan@determinedesign.com

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Sheet Issue Date: 09/09/2025
Drawn by: RBC
Checked by: EDC



NUM DESCRIPTION

Project Title: Knik Landing
Prepared for: Doug Massie
Sheet Title: 2ND FLOOR POWER AND SIGNAL PLAN
Address: 10204 S Knik Goose Bay Rd, Wasilla, AK 99623



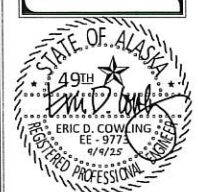
EIC ENGINEERS, INC
ELECTRICAL ENGINEERS
EIC JOB NO: E25-4831
CORP. #AECC1105
4927 OLD SEWARD HWY
SUITE 200
ANCHORAGE, AK 99518
T 907.349.9712
F 907.349.9713
www.eiceng.com

E3.2



Determine DESIGN LLC AECL1613
506 E. FIREWEED LN, SUITE A
ANCHORAGE, AK 99503
Office: (907) 339-9100
dan@determinedesign.com

Sheet Issue Date:
09/09/2025
Drawn by: RBC
Checked by: EDC



NUM DESCRIPTION

Project Title: Knik Landing
Prepared for: Doug Massie
Sheet Title: DIAGRAMS, DETAILS, AND SCHEDULES
Address: 10204 S Knik Goose Bay Rd. Wasilla, AK 99623

E4.1

EIC ENGINEERS, INC
ELECTRICAL ENGINEERS
EIC JOB NO: E25-4831
CORP. #AEC1105
6927 OLD SEWARD HWY
SUITE 200
ANCHORAGE, AK 99518
T 907.349.9712
F 907.349.9713
www.eiceng.com

DISTRIBUTION SCCR SCHEDULE
EQUIPMENT SHALL HAVE AN SCCR EXCEEDING THE SHORT CIRCUIT AMPS 'SCA' OR MINIMUM SCCR, WHICH EVER IS GREATER. EQUIPMENT SHALL BE FULLY RATED. BRANCH CIRCUIT PANELS RATED 225 AMPS OR LESS MAY USE MANUFACTURER TESTED COMBINATIONS PER NEC 240.86(B) WHERE THE MOTOR LOAD DO NOT EXCEED 1% OF THE LOWEST AIC RATED DEVICE IN THE PANEL PER NEC 240.86(C).
CONTRACTOR TO VERIFY EQUIPMENT TO BE PROVIDED WITH SERVING UTILITY PRIOR TO PROCUREMENT. ANY DECREASE OF TRANSFORMER %Z, CONDUCTOR LENGTHS, OR INCREASE IN TRANSFORMER KVA OR CABLE SIZES TO BE REPORTED TO CONTRACT OFFICER FOR RECALCULATION OF SCA PRIOR TO PROCUREMENT.
THE 'MIN FT' COLUMN DENOTES DISTANCE USED FOR 'SCA' CALCULATION. ACTUAL DISTANCE IS EXPECTED TO BE LONGER. IF CONDUCTOR LENGTH IS LESS THAN 'MIN FT', CONTRACTOR SHALL SUBMIT A VARIATION REQUEST FOR RECALCULATION. THIS MAY REQUIRE ASSOCIATED EQUIPMENT MODIFICATIONS.
ASSUMED UTILITY SYSTEM CONFIGURATION (BASIS FOR CALCULATION)
SERVICE TRANSFORMER

KVA	%Z	LINE-NEUTRAL	LINE-NEUTRAL
50	1.40	14,877	23,803

- FOR CALCULATION ONLY -
SERVICE LATERAL

AMPS	MIN FT
200	22

EQUIP ID	OPD	SCA	MIN SCCR	XR	MIN FT
A	200 A	6,741	10,000	1.55	5
BD	200 A	7,022	10,000	1.64	188
MCD	200 A	16,690	19,000	4.15	22
TS	200 A	6,856	10,000	1.58	7
B	100 A	6,670	10,000	1.51	2

LOAD CLASSIFICATIONS SCHEDULE
NOTES
(A) NOT ALL LOAD CLASSIFICATIONS ARE NECESSARILY USED. ONLY CLASSIFICATIONS FROM LOADS THAT ARE CONNECTED TO EACH PANEL ARE SHOWN IN THE SUMMARY SECTION OF THE PANEL SCHEDULES.
(B) PANELBOARD BUS RATINGS TO EQUAL OR EXCEED OPD RATINGS SHOWN IN PANEL SCHEDULES UNLESS OTHERWISE NOTED.
(C) THE NEC DEMAND PERCENTAGE VALUES SHOWN IN THE PANEL SCHEDULE ARE A WEIGHTED AVERAGE. EXAMPLE 100VA @ 125% PLUS 100VA @ 100% IS A WEIGHTED AVERAGE OF 112.5% RESULTING IN 225VA NEC COMPUTED DEMAND AND 200VA CONNECTED.
SCHEDULE

CLASS.	NEC 2020	DESCRIPTION
CONT	210.20(A)	125% OF THE CONTINUOUS LOAD.
KTCH	220.56	TABLE 220.56 - DEMAND FACTORS FOR KITCHEN EQUIPMENT.
LTG	210.20(A)	LIGHTING LOADS CONSIDERED TO BE CONTINUOUS. 125% OF THE CONTINUOUS LOAD.
LTGE	210.20(A)	CALCULATED SAME AS 'LTG' BUT EXCLUDED FROM ENERGY LIGHTING POWER DENSITY CALCULATIONS.
MTR	430.24	125% OF THE FULL-LOAD CURRENT RATING OF THE HIGHEST RATED MOTOR PLUS THE SUM OF THE FULL-LOAD CURRENT RATINGS OF ALL OTHER MOTORS.
NCND	220.60	NONCOINCIDENT LOADS: WHERE TWO OR MORE LOAD ARE UNLIKELY TO BE IN USE SIMULTANEOUSLY, THE LARGEST LOAD WILL BE USED. LOADS CLASSIFIED AS NCND WILL HAVE ZERO LOAD.
NCNT	210.20(A)	100% OF THE NON-CONTINUOUS LOAD.
REC	220.44	NON-DWELLING GENERAL USE RECEPTACLES = FIRST 10KVA OR LESS AT 100% PLUS REMAINDER AT 50%.
MCA	(SEE MTR)	THE LOAD IS BASED ON THE GIVEN MCA (MINIMUM CIRCUIT AMPACITY) WHICH INCLUDES 125% OF THE LARGEST MOTOR OF THE UNIT. 100% OF THE MCA LOAD.

PANEL SCHEDULE NOTES (COLUMN 'N' OF PANEL SCHEDULE)
'KEY'
A PROVIDE COMBINATION-TYPE AFCI CIRCUIT BREAKER.
B PROVIDE CIRCUIT BREAKER RATED FOR 'BACKFEED' USE.
C CONTROL CIRCUIT VIA CONTACTOR.
D PROVIDE DUAL FUNCTION AFCI AND GFCI CIRCUIT BREAKER.
E PROVIDE GFPE CIRCUIT BREAKER.
G PROVIDE GFCI CIRCUIT BREAKER.
L PROVIDE CIRCUIT BREAKER WITH OEM LOCK-OFF DEVICE FOR USE AS DISCONNECT PER NEC.
N PROVIDE NEW CIRCUIT BREAKER MATCHING EXISTING BREAKER AIC RATINGS.
O PROVIDE CIRCUIT BREAKER WITH OEM LOCK ON DEVICE IDENTIFIED WITH RED MARKINGS.
S PROVIDE SHUNT TRIP CIRCUIT BREAKER CONTROLLED BY ASSOCIATED SYSTEM.

UTILITY SERVICE DEMAND KW ESTIMATE

TOTAL CONNECTED	POWER FACTOR	DIVERSITY FACTOR	ESTIMATED DEMAND KW
37.57 kVA	0.9	0.7	23.67

FEEDER SCHEDULE

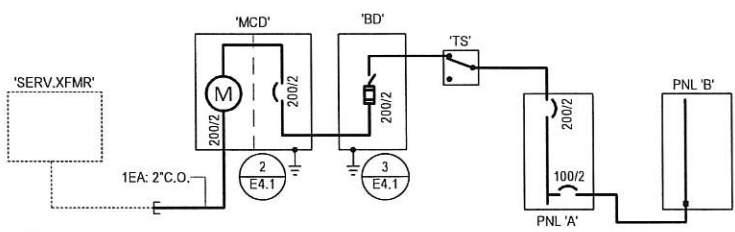
ID	OPD	FEEDER (MINIMUM) CU UON
A	200	2"C, (3)3/0 AWG, (1)6 AWG EGC
BD	200	2.5"C, (3)300 KCMIL, (1)3 AWG EGC
TS	200	2"C, (3)3/0 AWG, (1)6 AWG EGC
B	100	1.25"C, (3)2 AWG, (1)6 AWG EGC

SERVICE EQUIPMENT SCHEDULE
NOTES
(KEY) '(x)' DENOTES A GENERAL, NON-REFERENCED, NOTE.
(A) 'MB' DENOTES ELECTRICAL SERVICE METERBASE PER UTILITY STANDARDS.
1 METER/MAIN TO BE COMMERCIAL TYPE WITH SAFETY TEST BY-PASS PROVISIONS.

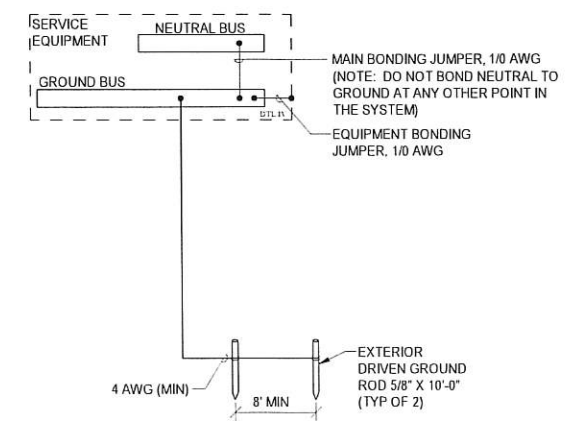
ID	FUNCTION	OPD	VOLTAGE CONFIG	ENCLOSURE
MCD	METER COMBINATION DISCONNECT	200 A	240/120V, 1PH, 3W	NEMA 3R
BD	BUILDING DISCONNECT	200 A	240/120V, 1PH, 3W	NEMA 3R

TRANSFER SWITCH SCHEDULE
NOTES
(A) PROVIDE LABEL DENOTING "SYSTEM CONFIGURED FOR NON-SEPARATELY DERIVED PORTABLE GENERATOR (NO N-G BOND IN GENERATOR)".

ID	SYSTEM RATING	POLES	AMP	WITHSTAND	ENCLOSURE
TS	240/120V, 1PH, 3W	2 POLE	200 A	6,856	NEMA 3R

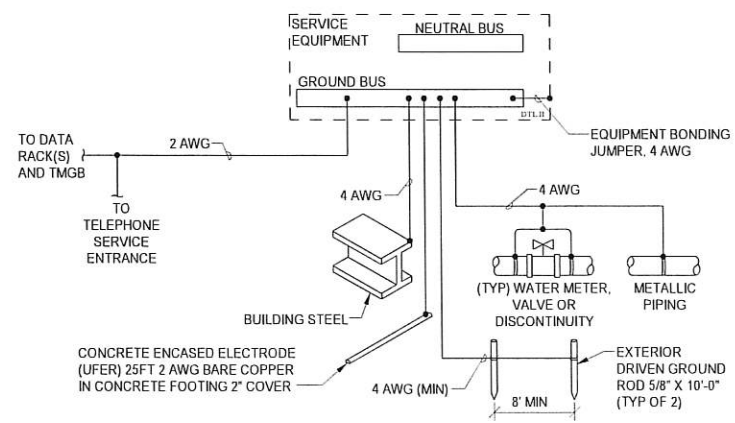


1 POWER ONE-LINE
SCALE: NONE



2 SERVICE GROUNDING SYSTEM ONE-LINE DIAGRAM
SCALE: NONE

NOTES:
1. BOND ALL BUILDING STEEL AND METALLIC PIPING TO PROVIDE ELECTRICALLY CONTINUOUS SYSTEMS.
2. PROVIDE RACEWAY FOR ALL ELECTRODE AND BOND CONDUCTORS. RACEWAY TO BE METALLIC IN PLENUM AIR SPACES. BOND METALLIC RACEWAY TO EACH END OF CONDUCTOR.
3. COMBINE GROUNDING ELECTRODE CONDUCTORS PER NEC.



3 BUILDING GROUNDING SYSTEM ONE-LINE DIAGRAM
SCALE: NONE

PANEL 'A' SCHEDULE
VOLTAGE: 240/120V, 1PH, 3W
OPD RATING: 200 A
LOAD CENTER
LOCATION: Mech. 108
ENCLOSURE: NEMA 1
MOUNTING: SURFACE

#	N	LOAD DESCRIPTION	AMP	P	A	B	P	AMP	LOAD DESCRIPTION	N	#
1	B		100	2	11.96	0.20		1	20	LTG: RM 102 CL	2
3	-		-	-	-	9.13	0.09	1	20	LTG: RM 102	4
5	LTG: RM 108		20	1	0.08	0.05		1	20	LTG	6
7	LTG: RM 203-205		20	1		0.22	0.10	1	20	LTG: RM 201	8
9	S	MTR: RM 108 CP-1, WH-1	20	1	0.56	0.18		1	20	REC	10
11	LTG: RM 103, 106		20	1		0.31	0.26	1	20	LTG: RM 107	12
13	LTG: RM 206		20	1	0.10	0.38		1	20	KTCH: RM 107 RF-2	G 14
15	REC: RM 102		20	1		0.18	0.36	1	20	REC: RM 107	16
17	G	KTCH: RM 107 FR-1	20	1	1.00	1.06		1	20	MTR: RM 108 AHU-1	18
19	MTR: RM 108 AHU-2		20	1		1.38	1.20	1	20	NCNT: RM 107 DW	G 20
21	G	NCNT: RM 107 MW	20	1	1.55	0.36		1	20	REC: RM 108	22
23	REC: RM 106 WASHER		20	1		0.18	0.54	1	20	REC: RM 106	24
25	REC: RM 106 DRYER		20	1	0.18	0.18		1	20	REC: RM 102 KEG-1	26
27	REC: RM 107		20	1		0.36	1.44	2	15	NCNT: RM 102 GW-1	G 28
29	REC: RM 102		20	1	0.36	1.44		-	-	-	30
31	REC: RM 106		20	1		0.72	0.00	1	20	SPARE	32
33	G	REC: RM 107 ICE	20	1	1.27	0.00		1	20	SPARE	34
35	MCA: RM 107 HOOD		20	1		0.20	0.00	1	20	SPARE	36
37	-	SPARE	20	1	0.00	0.00		1	20	SPARE	38
39	-	SPARE	20	1		0.00	0.00	1	20	SPARE	40
41	-	SPARE	20	1	0.00	0.00		1	20	SPARE	42
43	-	SPARE	20	1		0.00	0.00	1	20	SPARE	44
45	-	SPARE	20	1	0.00	0.00		1	20	SPARE	46
47	-	SPARE	20	1		0.00	0.00	1	20	SPARE	48
49	-	SPARE	20	1	0.00	0.00		1	20	SPARE	50
51	-	SPARE	20	1		0.00	0.00	1	20	SPARE	52
53	-	SPARE	20	1	0.00	0.00		1	20	SPARE	54

TOTAL KVA/PHASE: 20.9
TOTAL AMP/PHASE: 174.3 16.7 138.8

SUMMARY BY LOAD TYPE

LOAD CLASSIFICATION	CONNECTED	NEC FACTORS	TOTAL NEC
CONT	3,750 kVA	125.00%	4,688 kVA
KTCH	1,380 kVA	100.00%	1,380 kVA
LTG	3,099 kVA	125.00%	3,874 kVA
LTGE	0,106 kVA	125.00%	0,133 kVA
MCA	0,200 kVA	100.00%	0,200 kVA
MTR	5,432 kVA	106.35%	5,777 kVA
NCNT	7,930 kVA	100.00%	7,930 kVA
REC	15,672 kVA	81.90%	12,836 kVA

PANEL TOTALS
CONNECTED KVA: 37,569 kVA
NEC CALCULATED KVA: 36,817 kVA
CONNECTED AMPS: 157 A
NEC CALCULATED AMPS: 153 A

PANEL 'B' SCHEDULE
VOLTAGE: 240/120V, 1PH, 3W
OPD RATING: 100 A
LOAD CENTER
LOCATION: Mech. 108
ENCLOSURE: NEMA 1
MOUNTING: SURFACE

#	N	LOAD DESCRIPTION	AMP	P	A	B	P	AMP	LOAD DESCRIPTION	N	#
1	LTG: RM 102		20	1	0.07	0.36		1	20	REC	2
3	LTG: RM 102		20	1		0.13	0.24	1	20	LTG	4
5	L	CONT: RM 105 EBB-2	20	1	1.00	0.18		1	20	LTG: RM 102	6
7	LTG MAIN HALL 102		20	1		0.26	0.30	1	20	LTG: RM 102	8
9	MTR: RM 102 CF-1		20	1	0.20	0.54		1	20	REC: RM 102	10
11	LTG: RM 102		20	1		0.30	0.20	1	20	MTR: RM 102 CF-1	12
13	L	NCNT: ECUH-1	30	1	2.00	0.36		1	20	REC: RM 102	S 14
15	S	MTR: RM 108 B-1, CP-2	20	1		0.30	0.36	1	20	REC: RM 102	S 16
17	MTR: RM 102 CF-1		20	1	0.20	0.36		1	20	REC: RM 102	18
19	L	CONT: RM 104 EBB-3	20	1		1.25	0.20	1	20	MTR: RM 102 CF-1	20
21	S	REC: RM 102	20	1	0.36	0.70		1	15	MTR: RM 108 EF-3	22
23	S	REC: RM 102	20	1		0.36	0.90	1	20	REC: RM 201	24
25	REC: RM 102		20	1	0.54	0.54		1	20	REC: RM 102	26
27	REC:		20	1		0.36	0.36	1	20	REC: RM 108	28
29	REC:		20	1	0.72	0.54		1	20	REC: RM 203	30
31	MTR: REC: LTG: RM 103-EF-2		20	1		1.49	0.50	1	20	REC: RM 206	32
33	REC: RM 102		20	1	0.72	0.72		1	20	REC: RM 205	34
35	MTR: REC: RM 207-EF-1		20	1		0.34	0.54	1	20	REC: RM 204	36
37	L	CONT: RM 207 EBB-1	20	1	0.75	0.36		1	20	REC: EXT UPPER DECK	38
39	MTR: REC: RM 202-EF-1		20	1		0.34	0.00	1	20	SPARE	40
41	L	CONT: RM 202 EBB-1	20	1	0.75	0.00		1	20	SPARE	42

TOTAL KVA/PHASE: 12.0
TOTAL AMP/PHASE: 99.7 9.1 76.1

SUMMARY BY LOAD TYPE

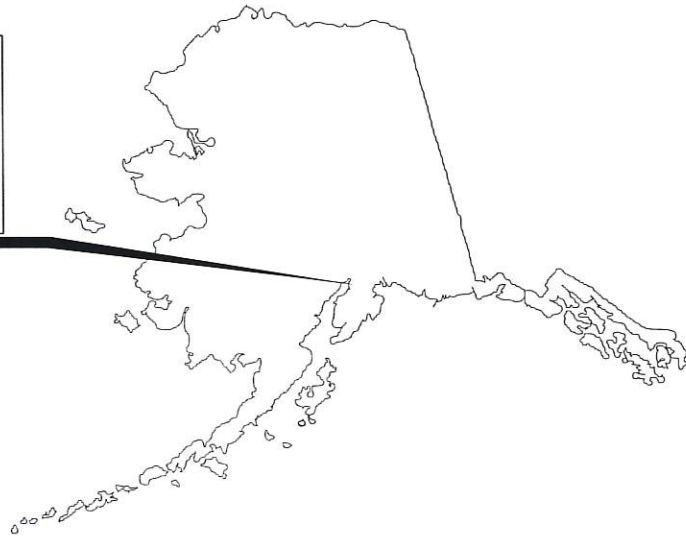
LOAD CLASSIFICATION	CONNECTED	NEC FACTORS	TOTAL NEC
CONT	3,750 kVA	125.00%	4,688 kVA
LTG	1,771 kVA	125.00%	2,214 kVA
LTGE	0,036 kVA	125.00%	0,045 kVA
MTR	2,732 kVA	106.37%	2,906 kVA
NCNT	2,000 kVA	100.00%	2,000 kVA
REC	10,800 kVA	96.30%	10,400 kVA

PANEL TOTALS
CONNECTED KVA: 21,089 kVA
NEC CALCULATED KVA: 22,252 kVA
CONNECTED AMPS: 88 A
NEC CALCULATED AMPS: 93 A

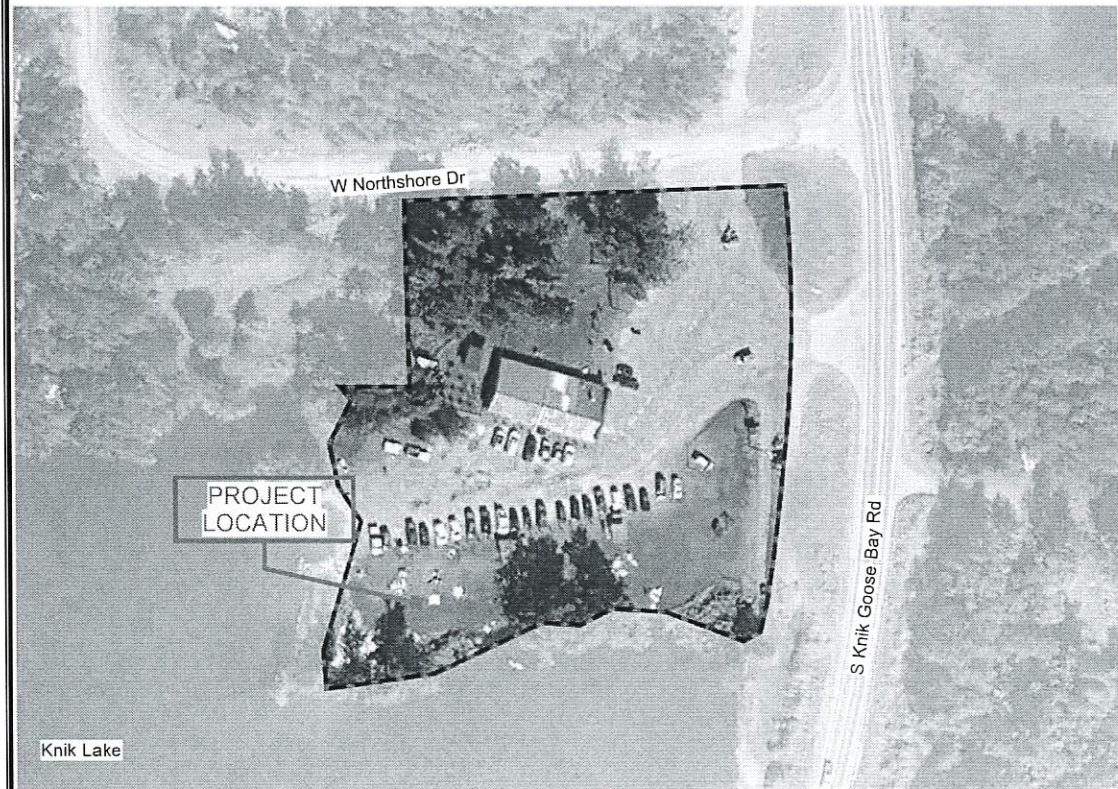
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ic:09/09/2025 09:04:21 : fca : abubdi : p:nu: 0.53 : 0.63 : 73151

VICINITY MAP - ANCHORAGE, ALASKA

Site Data:
 LEGAL: KNIK LK 2011 LOT 1
 ADDRESS: 10204 S KNIK GOOSE BAY RD
 CITY, STATE: WASILLA, AK 99623
 TRS: S16N03W24
 SUBDIVISION: KNIK LK 2011
 GROSS ACREAGE: 2.76
 PARCEL: 518705
 OWNER: BROKEN BOAT LLC



SITE VICINITY



CODE REVIEW

I. CODE: 2021 INTERNATIONAL BUILDING CODE, 2021 INTERNATIONAL FIRE CODE, 2021 EXISTING BUILDING CODE, & 2021 INTERNATIONAL ENERGY CONSERVATION CODE AS ADOPTED BY THE STATE OF ALASKA TITLE 13.

II. SCOPE: NEW CONSTRUCTION
 CONSTRUCT A NEW 4,608 SF EVENT CENTER PRIMARILY DESIGNED FOR WEDDINGS, WITH FLEXIBILITY TO ACCOMMODATE A VARIETY OF OTHER EVENTS.

III. OCCUPANT CLASSIFICATION:

LEVEL	AREA	FUNCTION	OCC
GROUND	4,608 SF	EVENT CENTER	A-3
MEZZANINE	1,280 SF	EVENT CENTER	A-3

IV. SPECIAL DETAILED OCCUPANCY REQUIREMENTS
 N/A

V. GENERAL HEIGHTS AND AREAS

ADDRESS IDENTIFICATION: 20" TALL x 10" WIDE NUMBERS SIGNS SHALL BE PERMITTED SEPARATELY

BASIC ALLOWABLE (MOST RESTRICTIVE IBC T503): V-B (40 FT HEIGHT / 1 STORY / 6,000 SF)

MEZZANINE IN COMPLIANCE WITH SECTION 505 IBC THE AGGREGATE AREA OF A MEZZANINE WITHIN A ROOM SHALL NOT EXCEED ONE-THIRD (1/3) OF THE FLOOR AREA

505.2.3 EXCEPTION
 THE MEZZANINE IS PERMITTED TO BE ENCLOSED, AS ALL ROOMS HAVE TWO MEANS OF EGRESS

ACTUAL HEIGHT/STORY/AREA: (33) FT / 1 STORY / 4,608 SF

VI. TYPES OF CONSTRUCTION

TYPE OF CONSTRUCTION REQUIRED: VB
 OCCUPANT GROUP CLASSIFICATION (RESTRICTIVE):A-3

EXTERIOR WALL REQUIRED RATING (IBC T602)

DISTANCE	RATING(MOST RESTRICTIVE)
X<5'	- 1-HOUR
5'-X<10'	- 1-HOUR
10'-X<30'	- NO RATING

VII. FIRE RESISTANCE REQ'D
 N/A

VIII. INTERIOR FINISHES TABLE 803.9 & 804.4

SPRINKLER (NO)

CLASS C WALL/CEILING FINISHES REQUIRED
 CLASS II FLOORS COMPLYING WITH DOC FF-1 'PILL TEST'

IX: FIRE PROTECTION SYSTEMS

IFC 506.1: PROVIDE KNOX BOX:"KEY BOX SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037, AND SHALL CONTAIN KEYS TO GAIN ACCESS AS REQUIRED BY THE CODE OFFICIAL."
 MOUNT KNOX BOX AT 66" AFG

IFC 503: FIRE APPARATUS ROAD WITHIN 150' OF ALL EXTERIOR WALLS MEASURED BY WALKING DISTANCE.

IFC 903 NFPA 13 SPRINKLER: NOT REQUIRED.
 SINGLE LEVEL BELOW 300 OCCUPANTS

IFC 906.1: PORTABLE FIRE EXTINGUISHERS REQUIRED: EVERY 75'

IFC 907: MANUAL PULL FIRE ALARM: NOT REQUIRED
 OCCUPANT LOAD BELOW 300

X. MEANS OF EGRESS

OCCUPANT LOAD:
 230 PERSON

AREA:
 CORRIDOR WIDTH SHALL NOT BE LESS THAN: 36" (IBC T1020.3)
 DOORS SHALL NOT PROJECT MORE THAN 7" INTO WIDTH.

EXIT SIGNS REQUIRED WHERE MULTIPLE EXIT REQUIRED
 EXIT SHALL BE ILLUMINATED, 90 MIN BATTERY BACKUP

MAX DEAD END: 20 FT (IBC 1020.5)
 DISTANCE TO EXIT WHERE MULTIPLE: 200 FT(IBC T1017.2)

EGRESS PATH SHALL BE ILLUMINATED BY WITH 1 FOOT-CANDLE AT ALL TIMES WITH 90 MINUTE BATTERY BACKUP

1008.1.10 - PANIC AND FIRE EXIT HARDWARE
 EXCEPTION: A MAIN EXIT OF A GROUP A OCCUPANCY IN COMPLIANCE WITH SECTION 1008.1.9.3, ITEM2. & 1010.2.4, ITEM 3

THE KIND OF LATCHES AND LOCKS ALLOWED A STATEMENT THAT EACH DOOR NEEDS TO SERVE A MINIMUM OF 50% OF THE OCCUPANT LOAD AND 36" DOOR IS SUFFICIENT

STAIRS:
 4-7" RISE & 11" TREAD MINIMUM. MINIMUM WIDTH 44", UNLESS SERVING 50 OR FEWER PERSONS, IN WHICH CASE THE REQUIRED WIDTH IS 36". ONE LANDING REQ'D FOR EVERY 12' OF OVERALL RISE AND BE MINIMUM DEPTH EQUAL TO WIDTH, CLEAR OF DOOR SWING.

RAMPS: N/A

XI: ACCESSIBILITY
 NEW CONSTRUCTION & ALTERATIONS REQUIRE COMPLIANCE WITH ACCESSIBILITY WITH REGARD TO TOILET FACILITIES, DRINKING FOUNTAINS, AND PRIMARY FUNCTION.-PER ICC/ANSI A117.1-2009

XII: INTERIOR ENVIRONMENT

LIGHTING & TEMPERATURE MEP OR NATURAL VENTILATION
 IF VENTILATION TO BE NATURAL, OPENABLE PORTION NOT LESS THAN 4%

MINIMUM ROOM HEIGHT NOT LESS THAN 7'-6"
 EXCEPTION: STORAGE, RESTROOM, KITCHEN & MEZZANINE AREAS PERMITTED MINIMUM HEIGHT OF 7'-0"
 MINIMUM WIDTH IN ALL OCCUPIED AREAS NOT LESS THAN 3' EXCEPT TO ACCESS MEP, 2'

UNOCCUPIED SPACES CRAWLSPACE OR ATTIC (YES):

ATTIC ACCESS: AN OPENING NOT LESS THAN 20"x30" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30". CLEAR HEADROOM OF NOT LESS THAN 30" SHALL BE PROVIDED IN THE ATTIC SPACE AT OR ABOVE THE ACCESS OPENING. (22"x30" IN IRC)

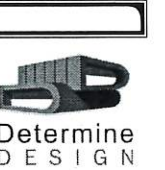
XXIX: PLUMBING FACILITIES
 (IBC T2902.1)

URINALS MAY BE SUBSTITUTED FOR 50% OF W.C. IN MALE

REQUIRED FIXTURES
 2 TOILET FOR MALE
 3 TOILETS FOR FEMALE
 2 LAVATORY
 1 SERVICE SINK

INDEX

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A-1.1	Enlarged Site Plan
A-1.2	1st Floor Plan
A-1.2.2	Enlarged Bar & Kitchen
A-1.3	Mezzanine Floor Plan
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E-2.4	Unnamed
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E-1.1	Electrical Site Plan
E-2.1	1st Floor Lighting Plan
E-2.2	2nd Floor Lighting Plan
E-3.1	1st Floor Power and Signal Plan
E-3.2	2nd Floor Power and Signal Plan
E-4.1	Diagrams, Details, and Schedules



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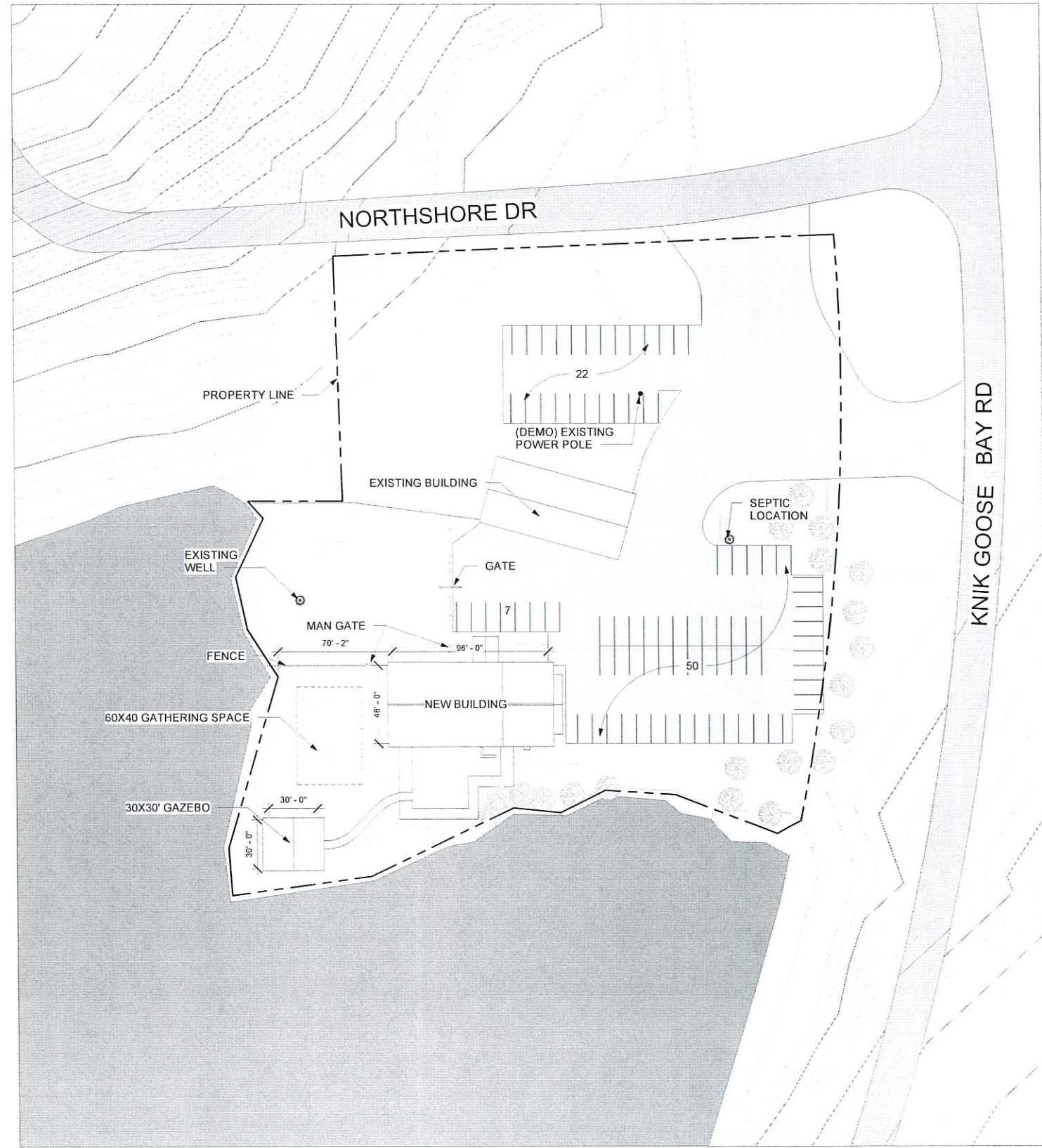
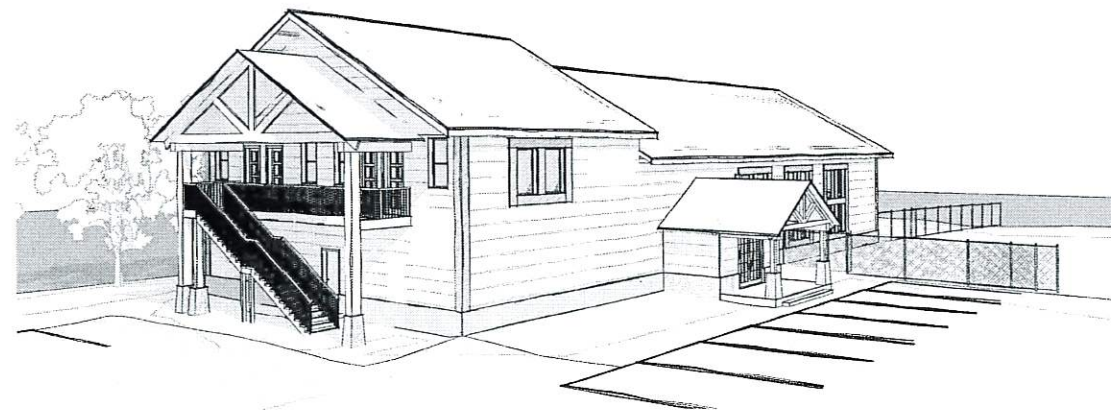
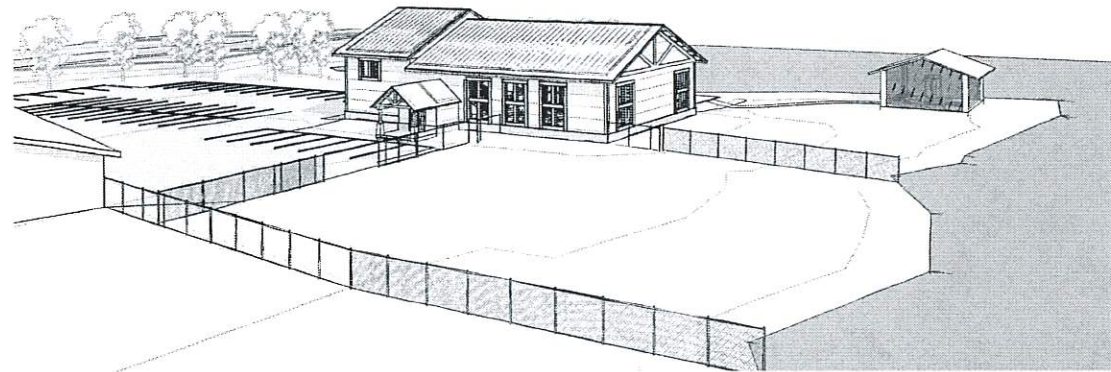
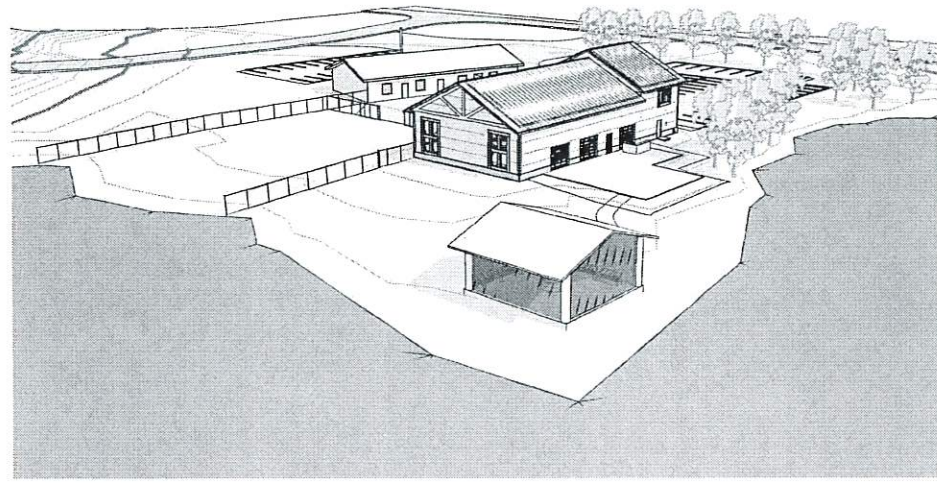
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 Prepared for: Doug Massie
 Sheet Title: Vicinity, Index & Code Review
 Address: 10204 S Knik Goose Bay Rd, Wasilla, AK 99623

NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS

Knik Landing



1 Site
1" = 40'-0"



NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS



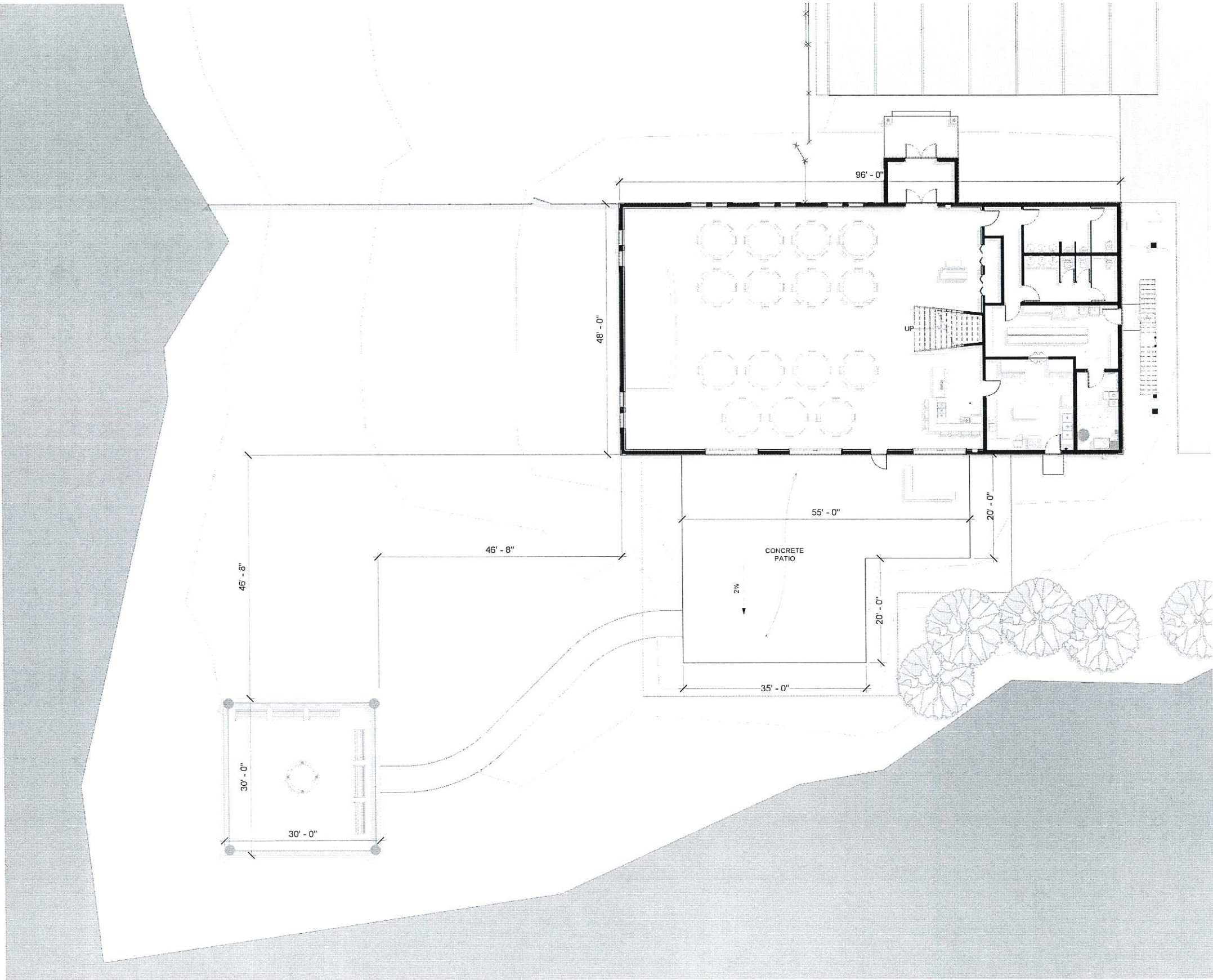
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Project Title: Knik Landing
 Prepared for: Doug Massie
 Sheet Title: Site Plan
 Address: 10204 S Knik Goose Bay Rd, Wasilla, AK 99623

A-1.0



1 Enlarged Site Plan
1" = 10'-0"

NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS



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
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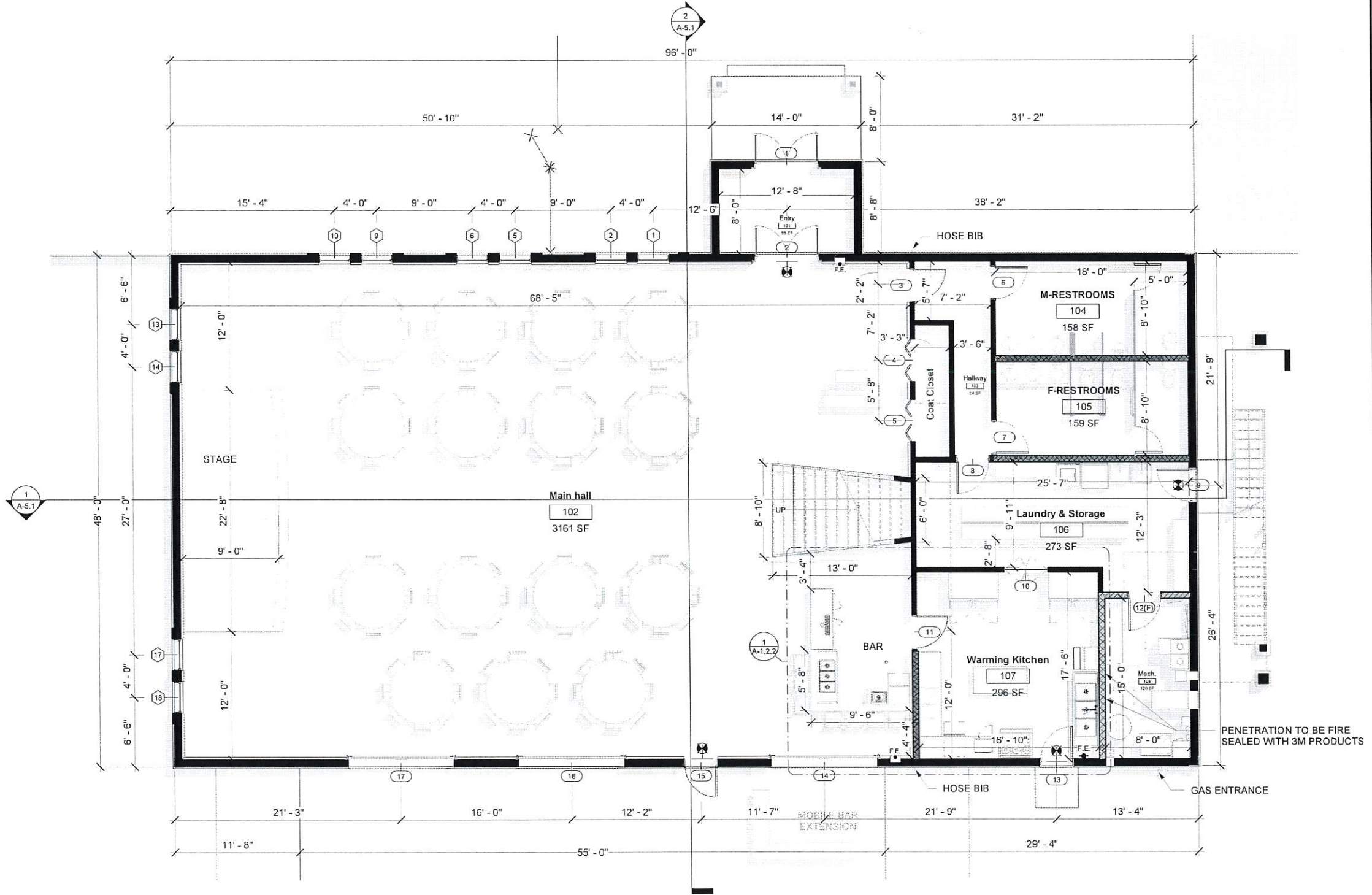


Project Title: Knik Landing
Prepared for: Doug Massie
Sheet Title: Enlarged Site Plan
Address: 10204 S Knik Goose Bay Rd, Wasilla, AK 99623

A-1.1



KEY - SYMBOL - LEGEND	
	NEW WALL
	1-HOUR FIRE WALL
	1-HR FIRE WALL W/PLUMBING
	PLUMBING WALL
	FIRE EXTINGUISHER, 2A:10BC, MOUNT 48" AFF (MEASURED TO GRIP)
	EXIT SIGN
	EXIT SIGN W/ EMERGENCY LIGHT, 90 MINUTE BATTERY
	EMERGENCY LIGHT, 90 MINUTE BATTERY
	EXTERIOR EGRESS LIGHT

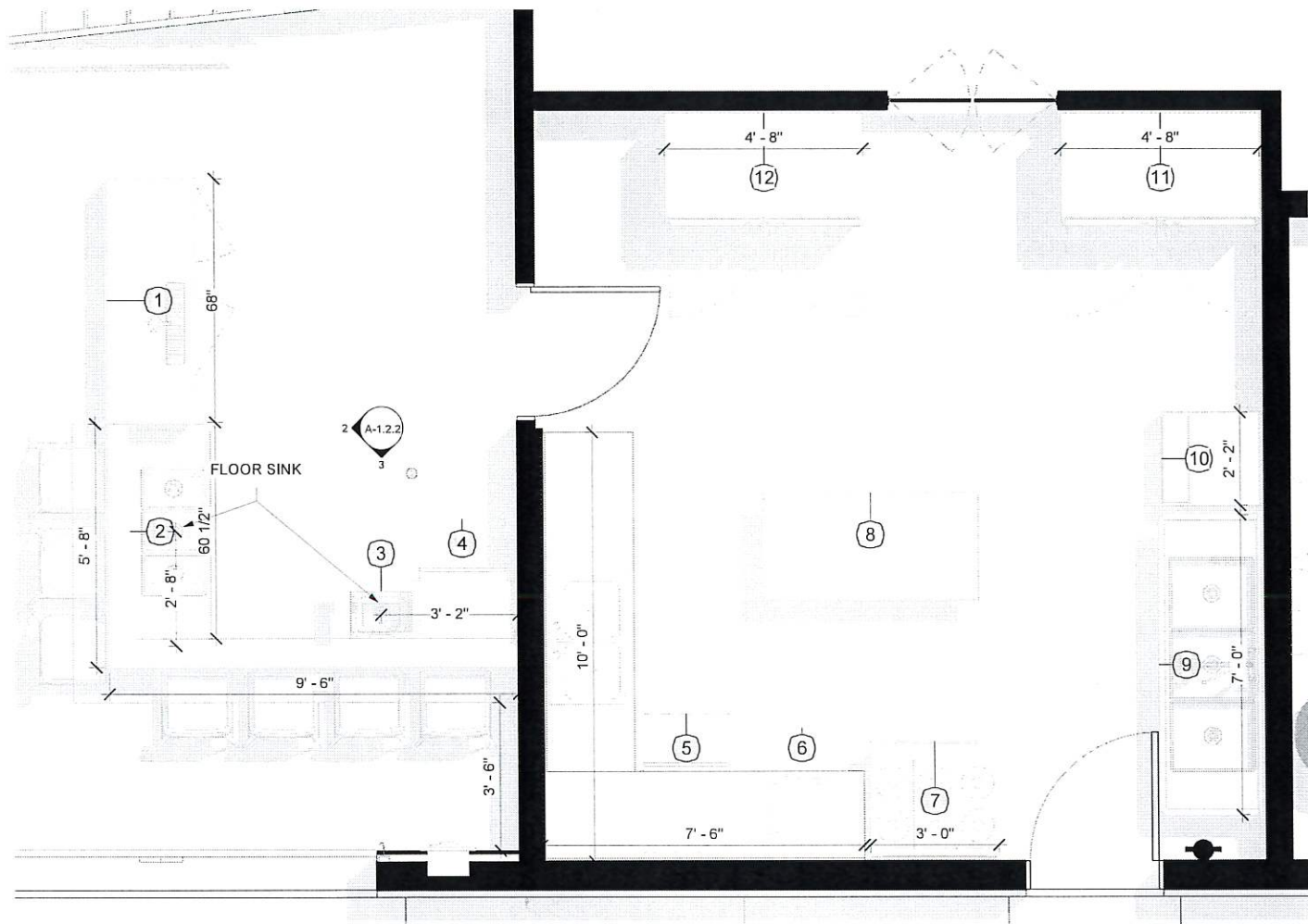


1 1st Floor Plan
3/16" = 1'-0"

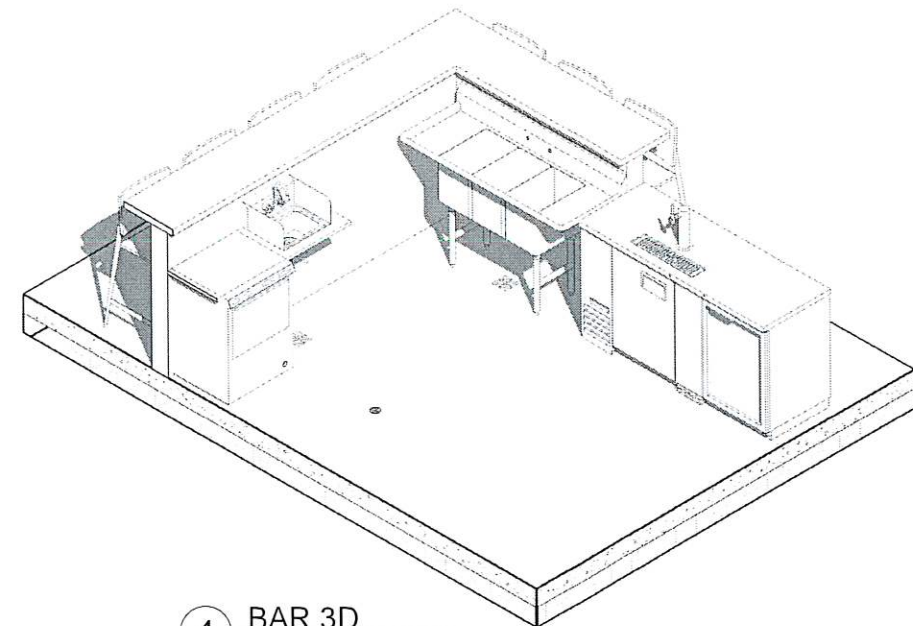




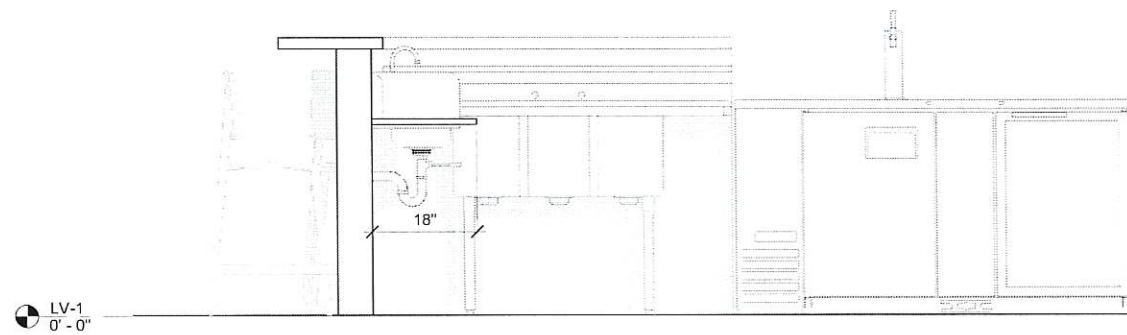
Equipment Schedule			
EQ.ID	Count	Description	Size
1	1	Beer dispenser	
2	1	3-bay sink & speed well	
3	1	Hand sink	
4	1	Glass washer	
5	1	Dishwasher	
6	1	Microwave	
7	1	Range	
8	1	Prep table	
9	1	3-Compartment sink	
10	1	Ice machine	
11	1	Freezer	
12	1	Refrigerator	



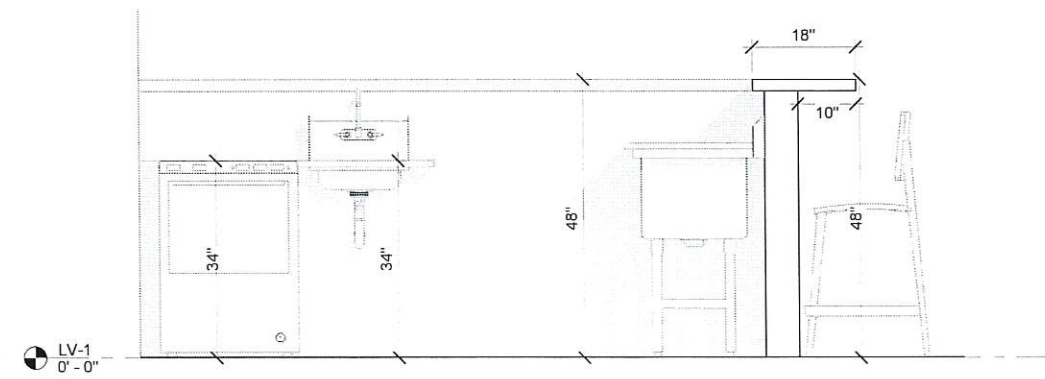
1 Enlarged Bar & Kitchen
1/2" = 1'-0"



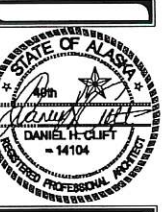
4 BAR 3D



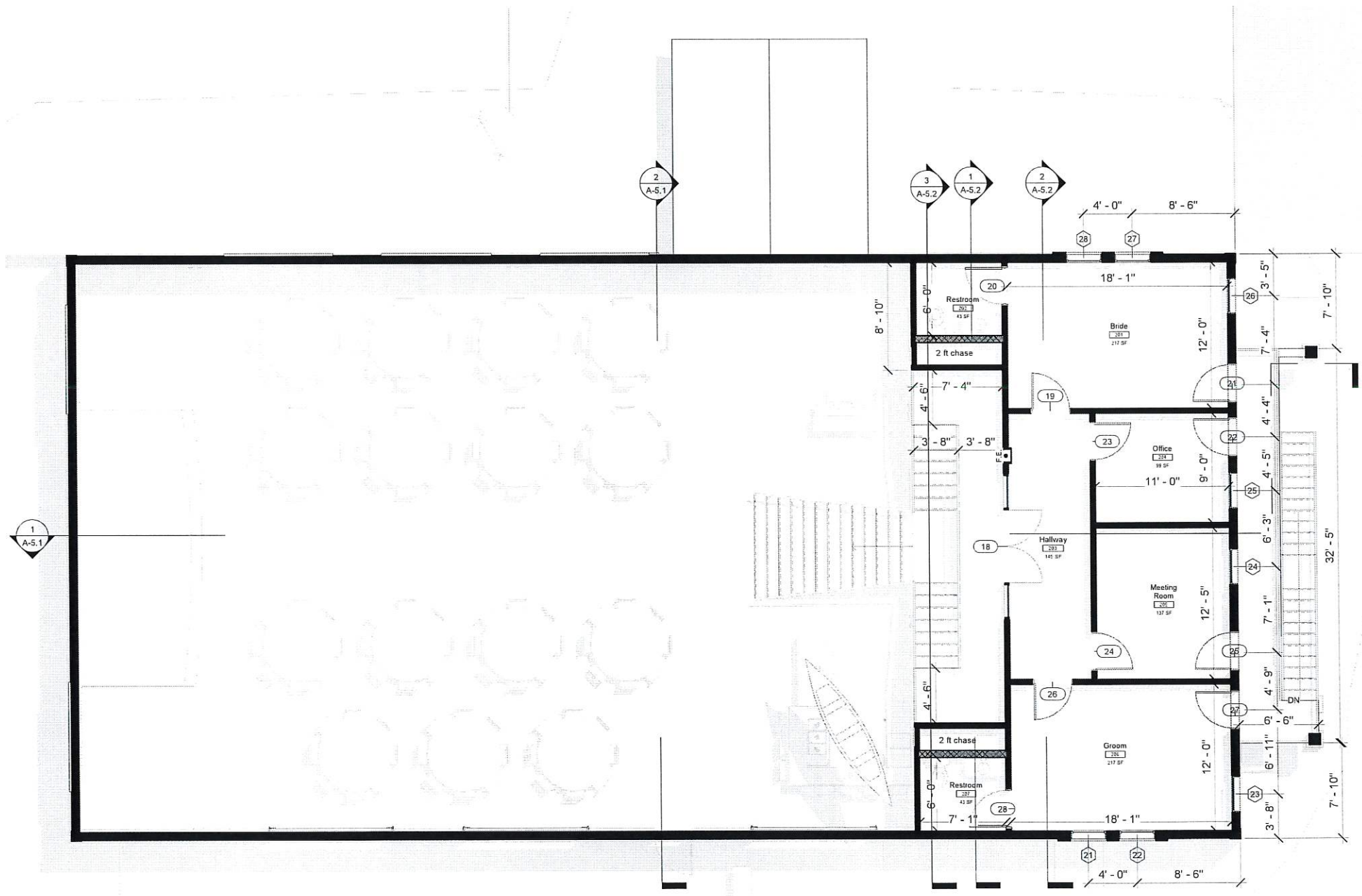
2 Elevation A
3/4" = 1'-0"



3 Elevation B
3/4" = 1'-0"



KEY - SYMBOL - LEGEND	
	NEW WALL
	1-HOUR FIRE WALL
	1-HR FIRE WALL W/PLUMBING
	PLUMBING WALL
	FIRE EXTINGUISHER, 2A:10BC, MOUNT 48" AFF (MEASURED TO GRIP)
	EXIT SIGN
	EXIT SIGN W/ EMERGENCY LIGHT, 90 MINUTE BATTERY
	EMERGENCY LIGHT, 90 MINUTE BATTERY
	EXTERIOR EGRESS LIGHT



1 Mezzanine
3/16" = 1'-0"

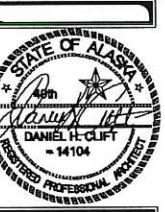




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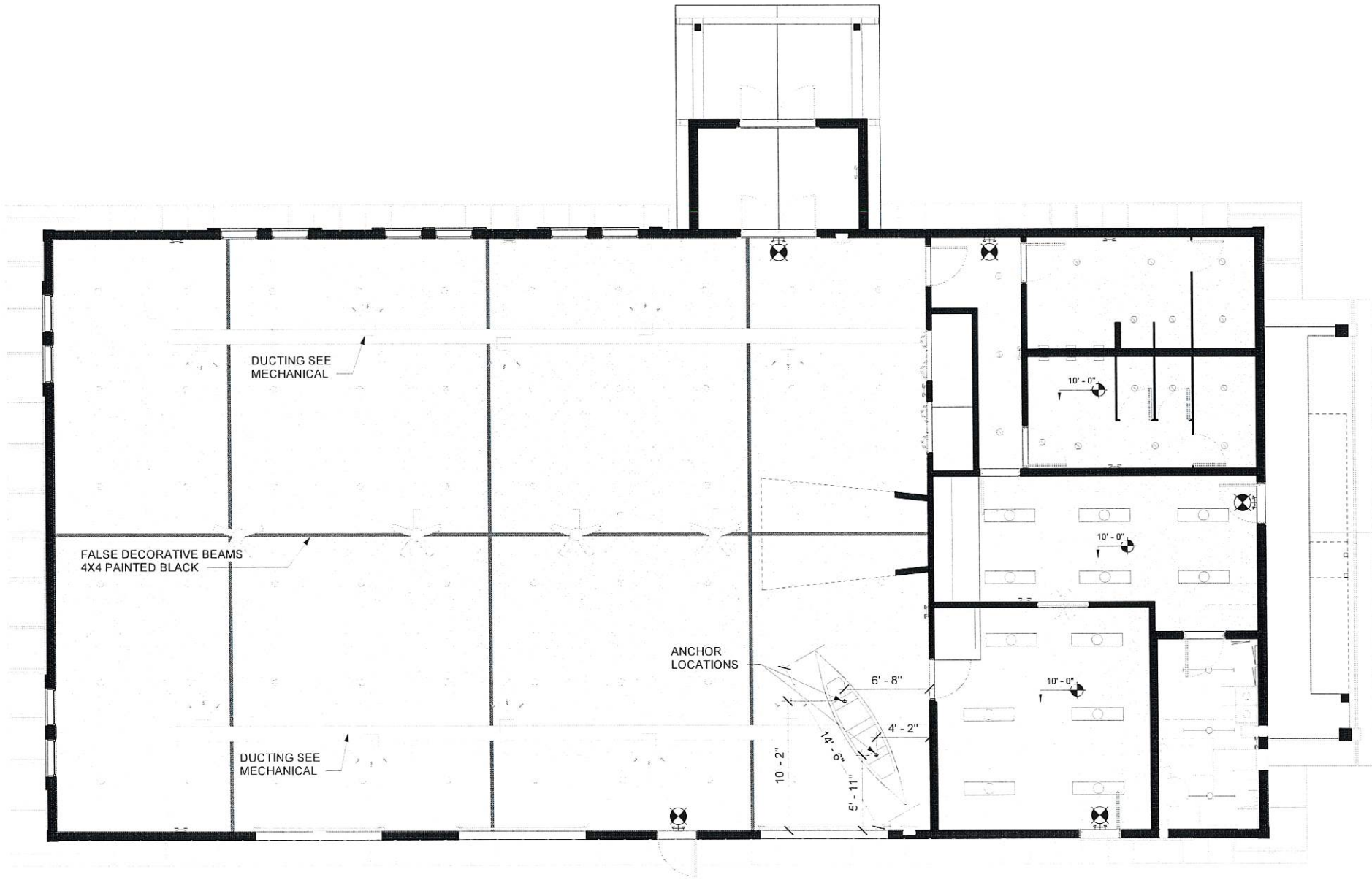
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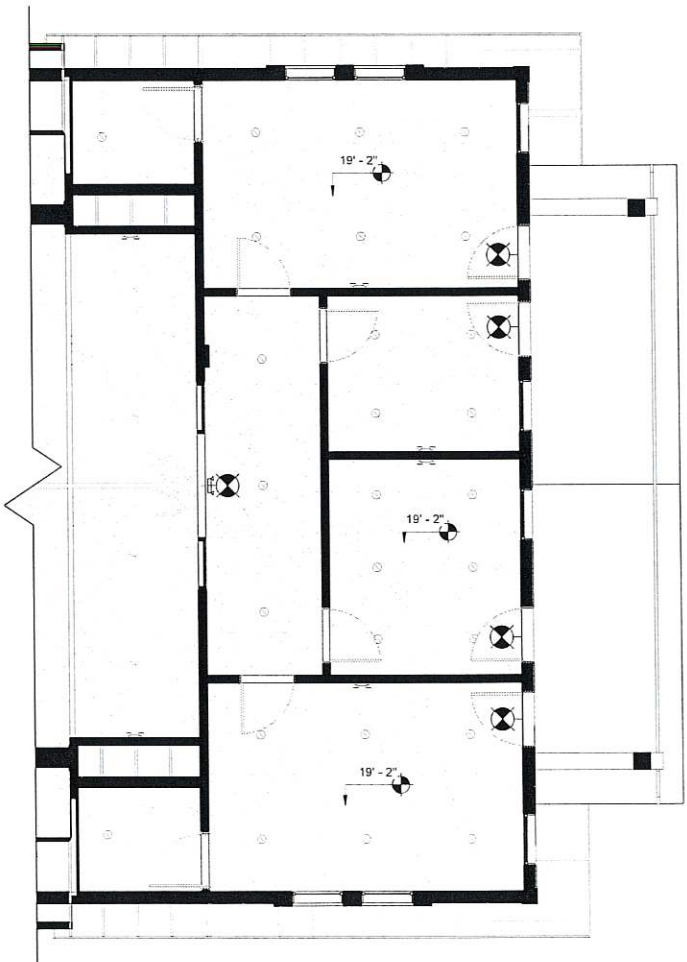


Project Title: Knik Landing
 Prepared for: Doug Massie
 Sheet Title: Reflected Ceiling Plans
 Address: 10204 S Knik Goose Bay Rd, Wasilla, AK 99623

KEY - SYMBOL - LEGEND	KEY - SYMBOL - LEGEND
GYPSUM HARD LID	1' X 4' LED FLAT PANEL ADJUSTABLE OUTPUT
EXIT SIGN	4FT LED STRIP WITH DROPPED LENS WHITE FINISH
EXTERIOR EGRESS LIGHT	4" OPEN LED DOWNLIGHT
90-MINUTE EMERGENCY LIGHT	13" SURFACE LED DOWNLIGHT



1 LV-1 Reflected Ceiling Plan
 3/16" = 1'-0"



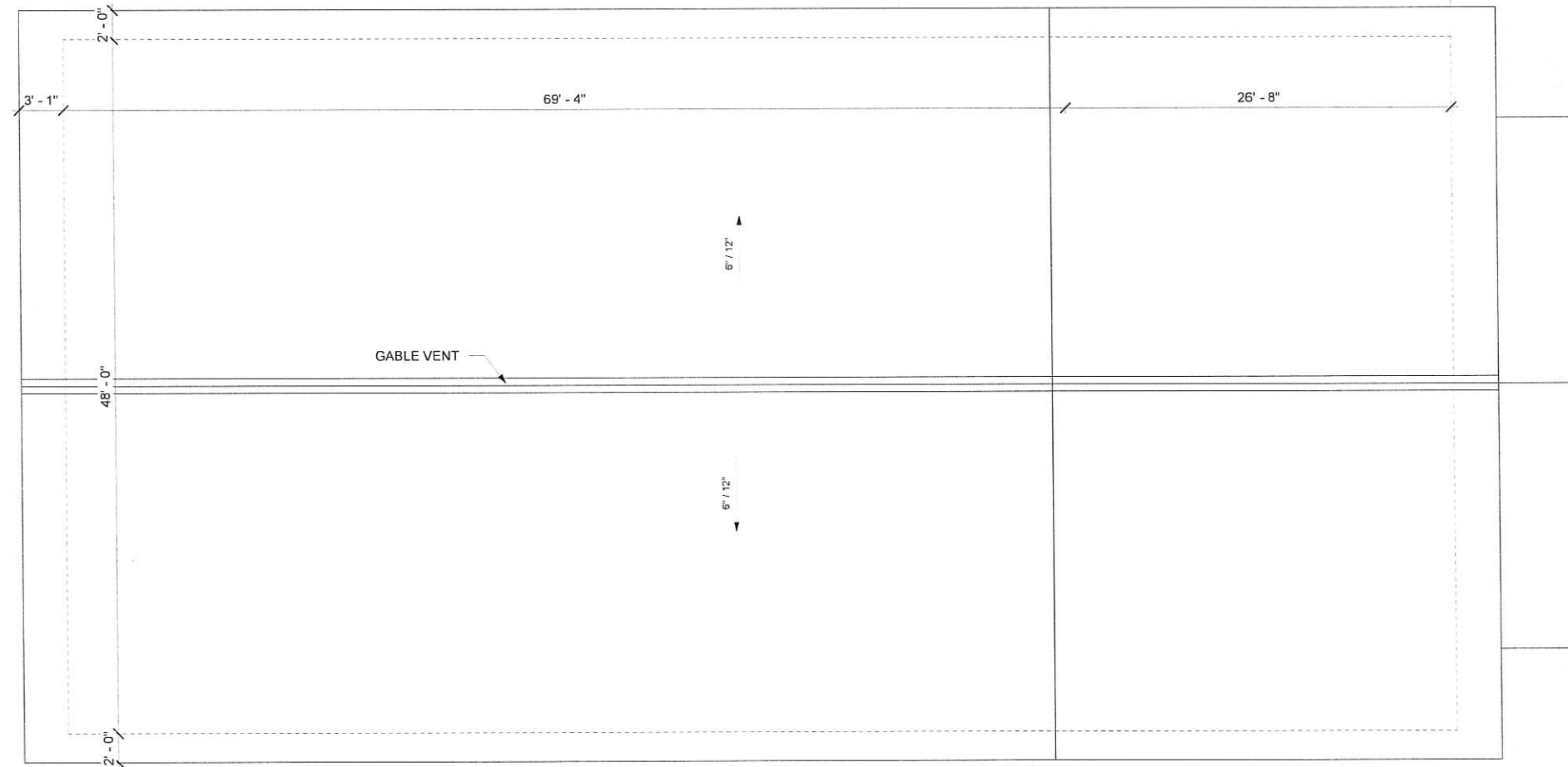
2 Mezzanine Reflected Ceiling Plan
 3/16" = 1'-0"

NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS

ROOFING NOTES:

SLOPE = 6" IN 12" MINIMUM
MATERIAL: ASPHALT ROOFING SHINGLES
FURNISH COMPLETE SYSTEM
ICE SHIELD WITHIN 3' OF EXTERIOR WALL
INSTALL PER MANUFACTURER'S RECOMMENDATIONS FOR 10 YEAR WARRANTY
FLASH ALL PENETRATIONS AND WALL INTERSECTIONS
DRAFT-STOPS IN ATTIC SPACES EXCEEDING 3,000 SF
REQUIRED VENTING = 1/300 DUE TO VAPOR RETARDER UNDER INSULATION
ROOF = 4,608 SF
REQUIRED VENTING = 15.36 SF OR 2,212 SI
96" LENGTH (EACH SIDE)
REQUIRED EAVE VENTING = 1,106 SI OR 5.5 SI PER LF, EACH SIDE
REQUIRED RIDGE VENTING = 1,106 SI OR 5.5 SI PER LF, EACH SIDE
PROVIDE (5) HOLES 2" Ø PER 2' TRUSS BLOCK FOR 15.7 SI, (7.8 SI PER LF)
PROVIDE 3/4" RIDGE VENT FOR 9 SI PER LF

SUBMITTAL PACKAGE REQUIRED



1 Roof Plan
3/16" = 1'-0"



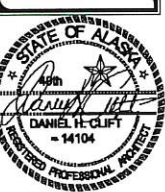
NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS



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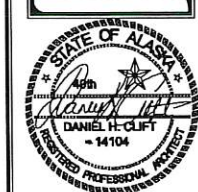
Project Title: Knik Landing
Prepared for: Doug Massie
Sheet Title: Roof Plan
Address: 10204 S Knik Goose Bay Rd, Wasilla, AK 99623

A-4.1

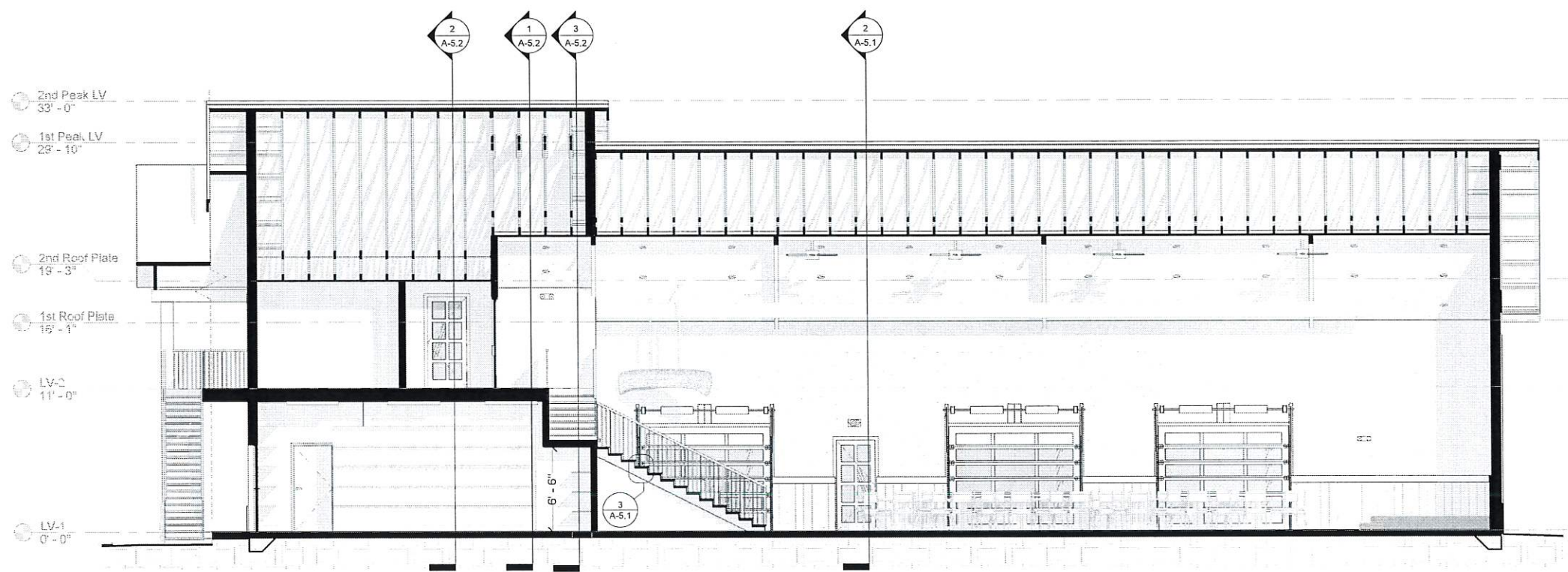


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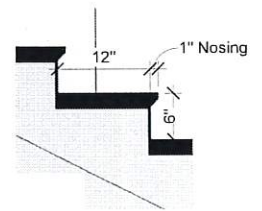
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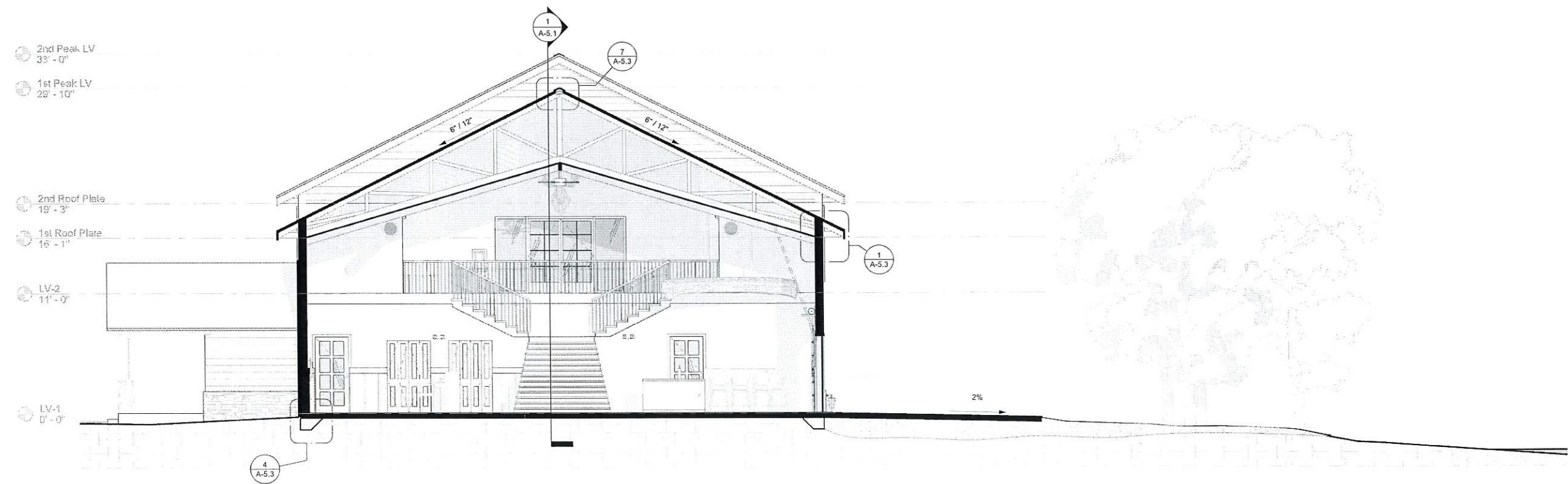
Project Title: Knik Landing
 Prepared for: Doug Massie
 Sheet Title: Sections
 Address: 10204 S Knik Goose Bay Rd, Wasilla, AK 99623



1 Section A
 3/16" = 1'-0"



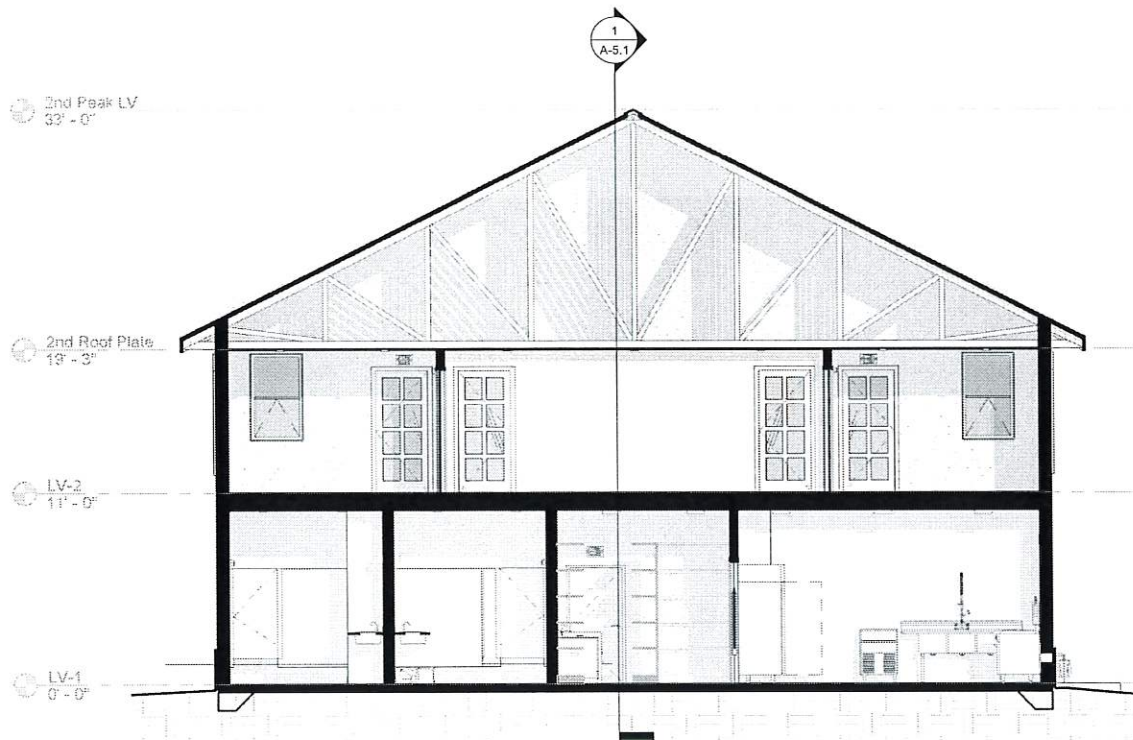
3 Riser & Tread
 1" = 1'-0"



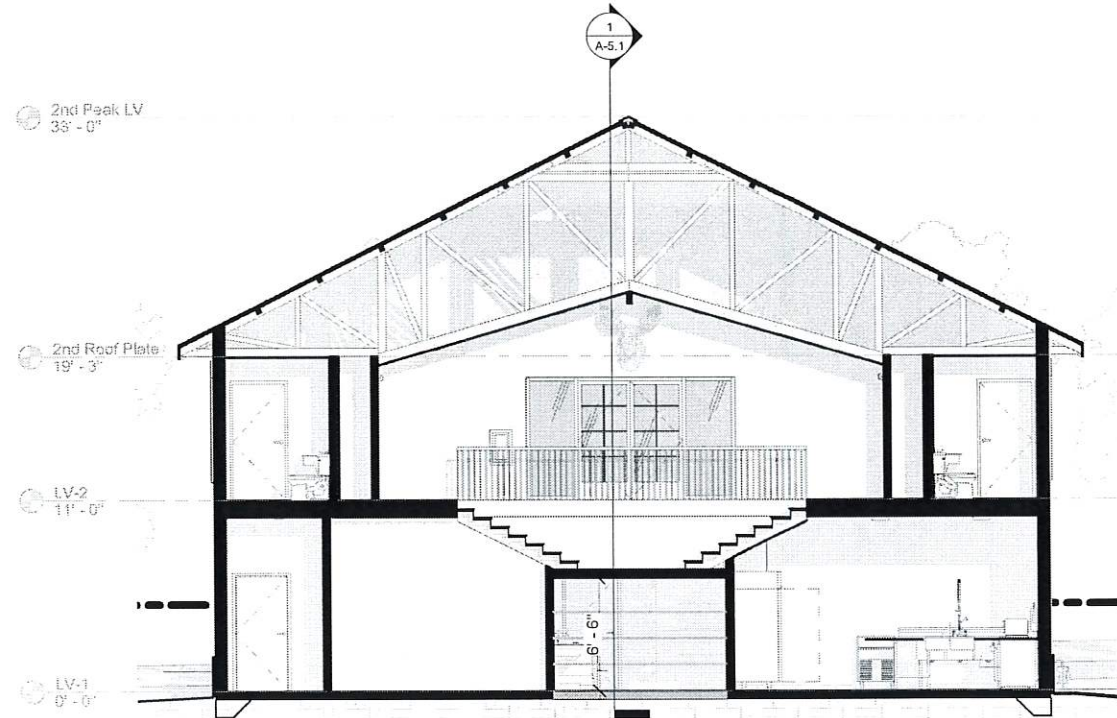
2 Section B
 3/16" = 1'-0"

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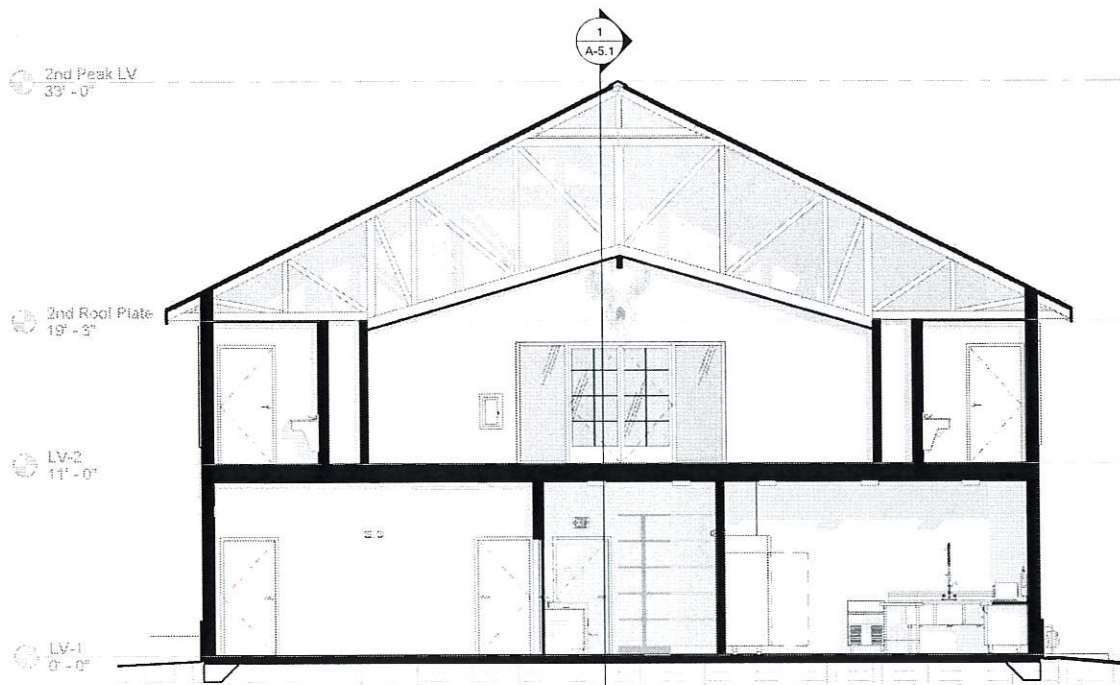
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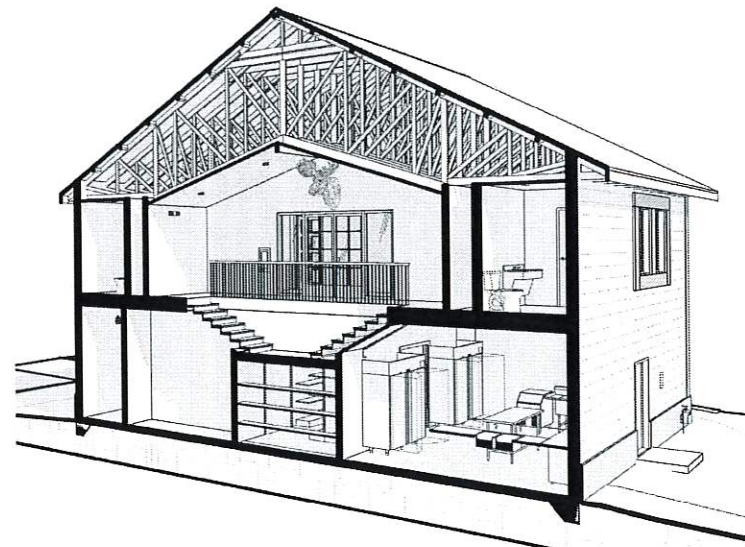
2 Section C
3/16" = 1'-0"



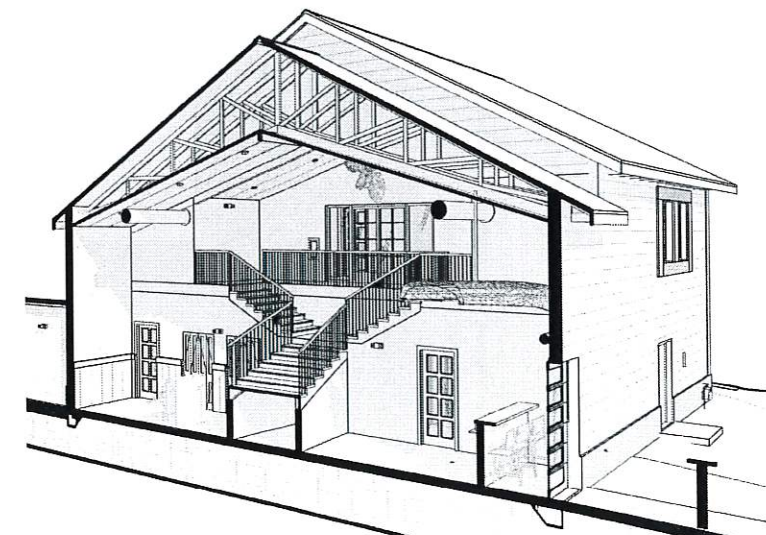
3 Section E
3/16" = 1'-0"



1 Section D
3/16" = 1'-0"



4 3D View Interior section



5 3D View Interior section 2

NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS



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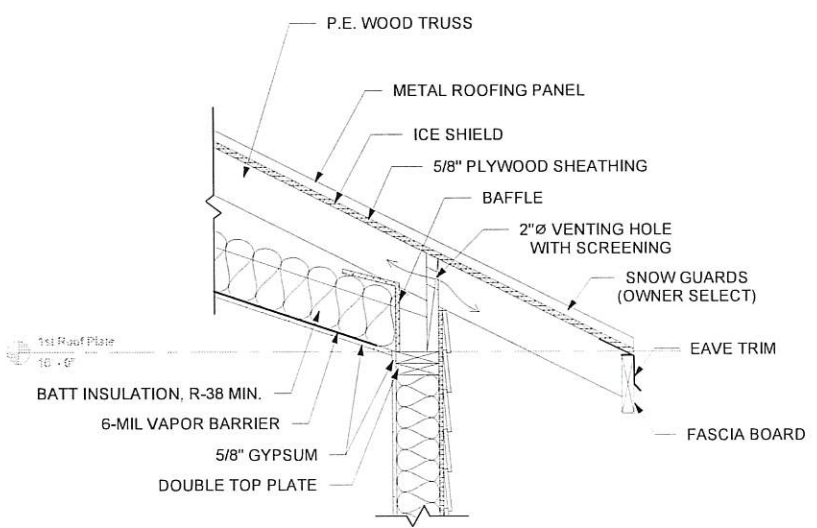
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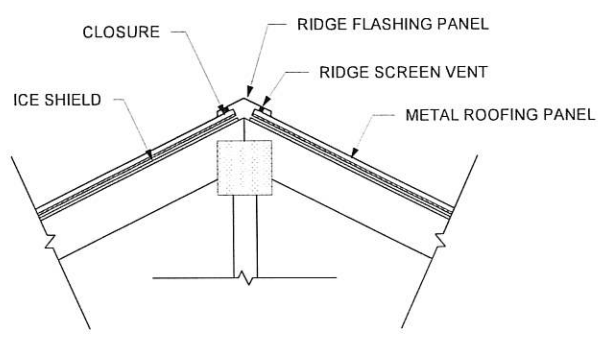
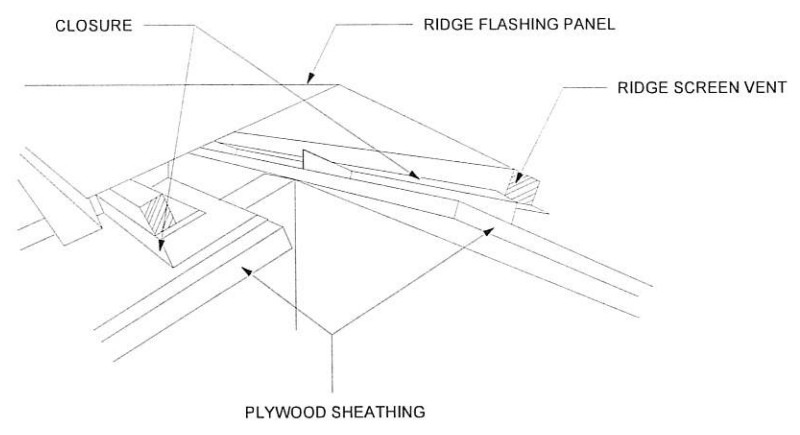


Project Title: Knik Landing
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Sheet Title: Sections
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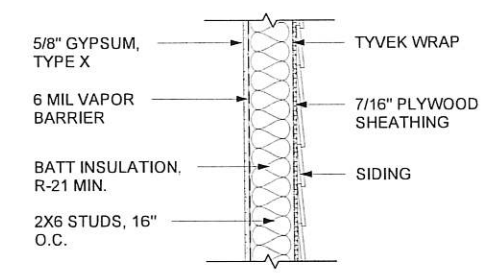
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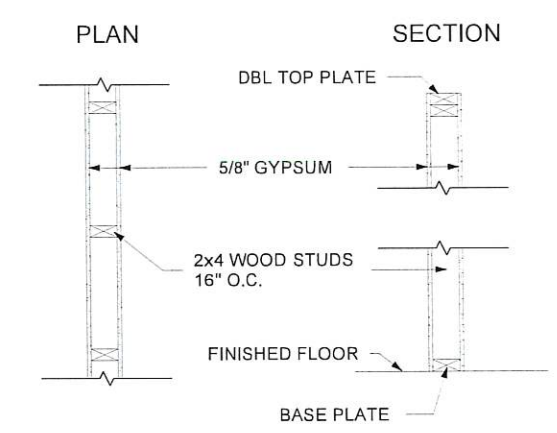
1 Eave
 1" = 1'-0"



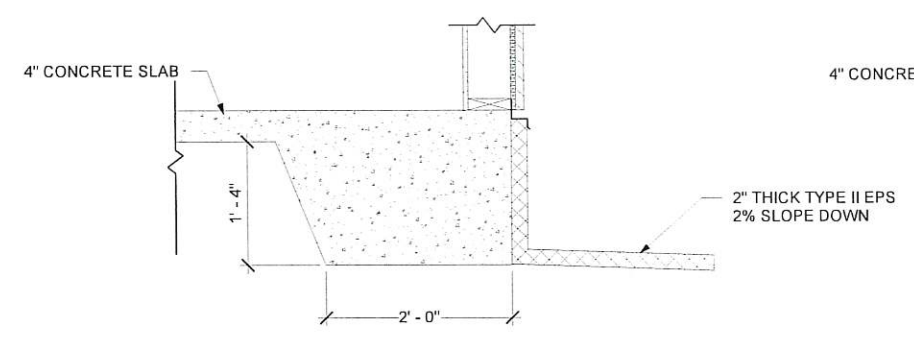
7 Ridge
 1" = 1'-0"



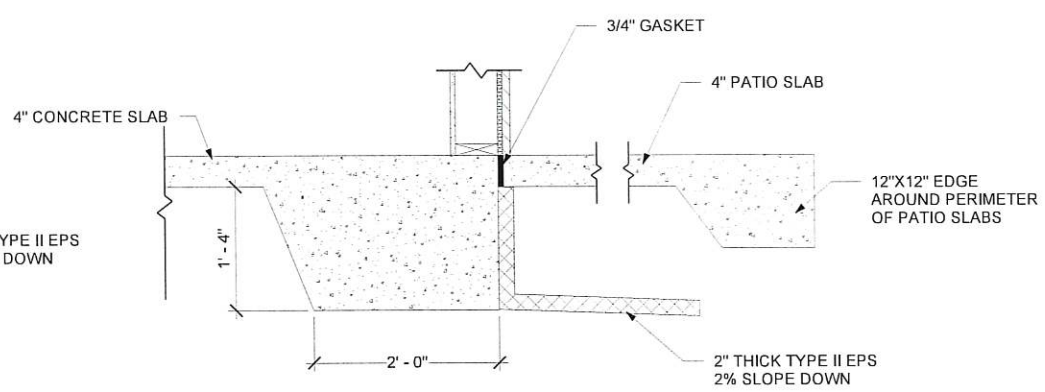
2 Typical Exterior Wall
 1" = 1'-0"



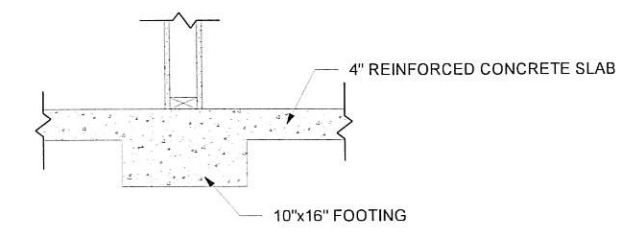
3 Typical Interior Wall
 1" = 1'-0"



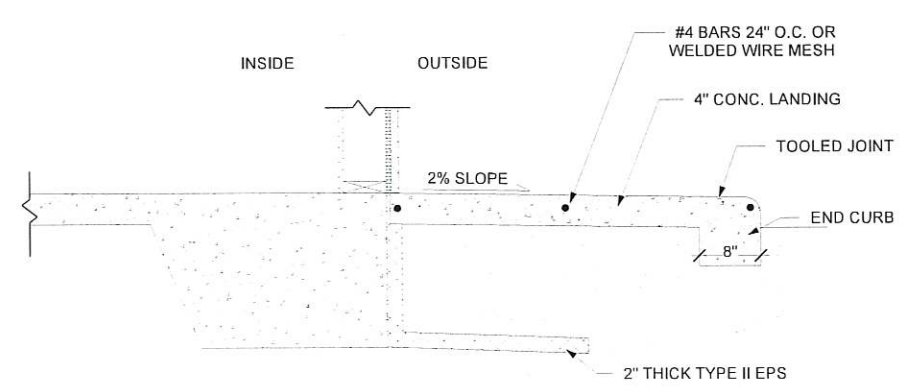
4 Perimeter Footing
 1" = 1'-0"



5 Perimeter Footing @ Patio
 1" = 1'-0"



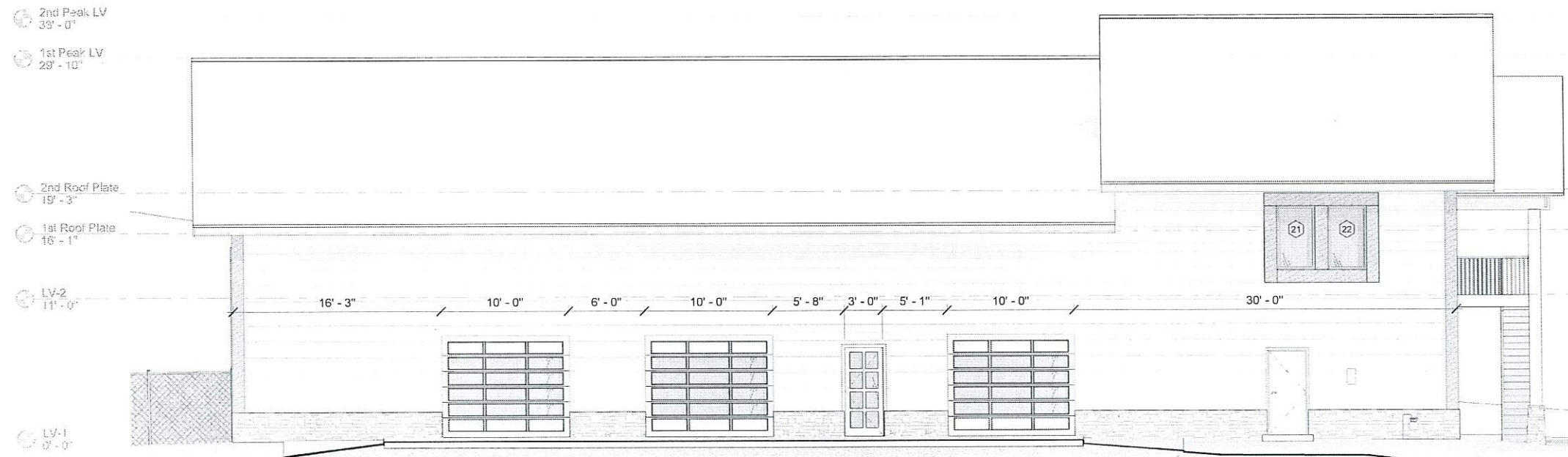
6 Interior Footing
 1" = 1'-0"



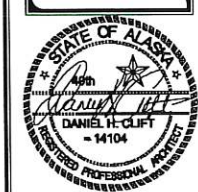
9 Landing Detail
 1" = 1'-0"



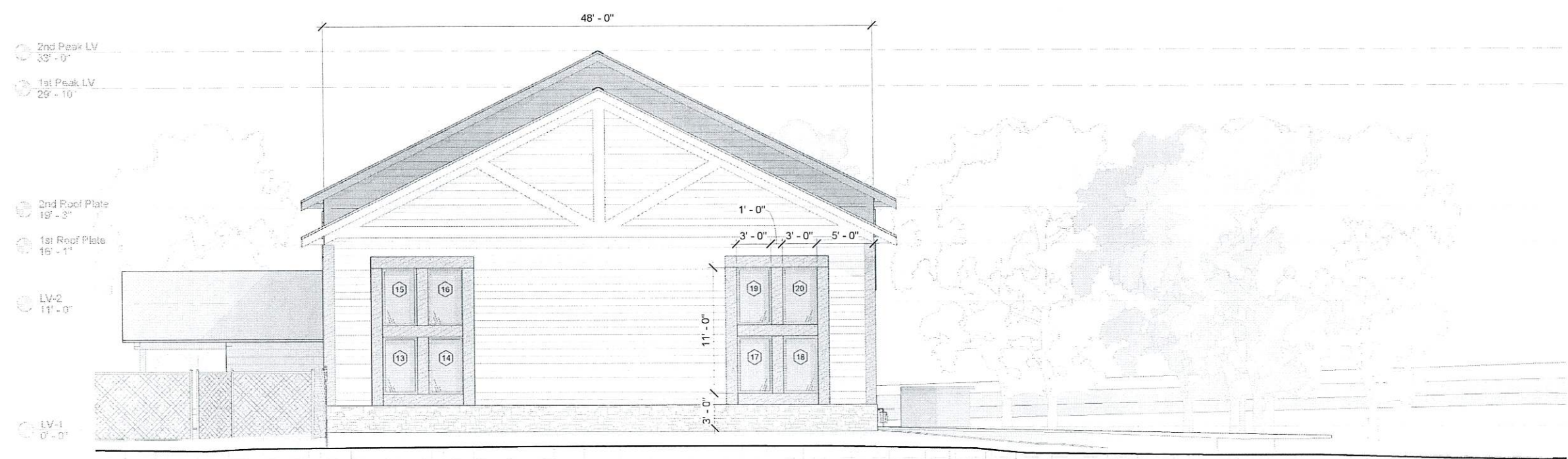
1 North
3/16" = 1'-0"



2 South
3/16" = 1'-0"



1 East
 3/16" = 1'-0"



2 West
 3/16" = 1'-0"

Room Schedule							
#	Name	Area	Wall Finish	Ceiling Finish	Base Finish	Floor Finish	Comments
101	Entry	99 SF	GYP/P1	GYP	RB	C	
102	Main hall	3161 SF	GYP/P1/W	GYP	RB	C	
103	Hallway	84 SF	GYP/P1	GYP	RB	C	
104	M-RESTROOMS	158 SF	GYP/P2	GYP	RB	C	
105	F-RESTROOMS	159 SF	GYP/P2	GYP	RB	C	
106	Laundry & Storage	273 SF	GYP/P1	GYP	RB	C	
107	Warming Kitchen	296 SF	GYP/P2	GYP	RB	C	
108	Mech.	120 SF	GYP/P1	GYP	RB	C	
201	Bride	217 SF	GYP/P1	GYP	RB	LVT	
202	Restroom	43 SF	GYP/P2	GYP	RB	LVT	
203	Hallway	145 SF	GYP/P1	GYP	RB	LVT	
204	Office	99 SF	GYP/P1	GYP	RB	LVT	
205	Meeting Room	137 SF	GYP/P1	GYP	RB	LVT	
206	Groom	217 SF	GYP/P1	GYP	RB	LVT	
207	Restroom	43 SF	GYP/P2	GYP	RB	LVT	

DOOR HARDWARE SCHEDULE LEGEND

- PT-1 : PAINT
- PT-2 : MOISTURE RESISTANT PAINT
- GYP : GYPSUM BOARD
- W : WAINSCOT AND CHAIR RAIL
- RB : 4" BLACK RUBBER BASE
- CPT : CARPET
- LVT : LUXURY VINYL TILE FLOORING
- CN : CONCRETE

Door Schedule						
Door #	Width x Height	Type	Door Material	Frame Material	Hardware Group	Comments
1	72"x86"	A	WD/GL	WD	L	
2	72"x86"	A	WD/GL	WD	E	EGRESS
3	36"x84"	B	WD/GL	WD	E	
4	48"x80"	D	WD	WD	E	
5	48"x80"	D	WD	WD	E	
6	36"x80"	C	WD	WD	E	
7	36"x80"	C	WD	WD	E	
8	36"x80"	C	WD	WD	L	
9	36"x80"	C	WD	WD	L	EGRESS
10	48"x84"	E	WD	WD	E	
11	36"x84"	B	WD/GL	WD	L	
12(F)	36"x80"	C	WD	WD	L 1,4	
13	36"x80"	C	WD	WD	L	EGRESS
14	120"x96"	G	IHM/GL	IHM	-	
15	36"x84"	B	WD/GL	WD	L	EGRESS
16	120"x96"	G	IHM/GL	IHM	-	
17	120"x96"	G	IHM/GL	IHM	-	
18	72"x82"	F	WD/GL	WD	E	
19	36"x84"	B	WD/GL	WD	L	
20	36"x80"	C	WD	WD	PR	
21	36"x84"	C	WD	WD	L	
22	36"x84"	C	WD	WD	L	
23	36"x84"	B	WD/GL	WD	L	
24	36"x84"	B	WD/GL	WD	L	
25	36"x84"	C	WD	WD	L	
26	36"x84"	B	WD/GL	WD	L	
27	36"x84"	C	WD	WD	L	
28	36"x80"	C	WD	WD	PR	

DOOR SCHEDULE LEGEND

- IHM: INSULATED HOLLOW METAL
- HM: HOLLOW METAL
- WD: SOLID CORE WOOD
- GL: GLASS
- 1. DOOR CLOSER
- 2. WEATHERSTRIPPING
- 3. KICKPLATE
- 4. 20 MIN FIRE RATED

DOOR HARDWARE SCHEDULE LEGEND

- L: PASSAGE LATCH, WITH COMMERCIAL LOCK
- E: ENTRY LATCH, NO LOCK OPTION
- PR: PRIVACY LATCH
- C: KEYED LATCH, KEY ONLY OPERATION
- P: PUSH / PULL
- ! : PROVIDE PANIC HARDWARE

Window Schedule				
Window #	Width x Height	Sill Height	Type	Comments
1	36"x60"	36"	A	
2	36"x60"	36"	A	
3	36"x60"	108"	A	
4	36"x60"	108"	A	
5	36"x60"	36"	A	
6	36"x60"	36"	A	
7	36"x60"	108"	A	
8	36"x60"	108"	A	
9	36"x60"	36"	A	
10	36"x60"	36"	A	
11	36"x60"	108"	A	
12	36"x60"	108"	A	
13	36"x60"	36"	A	
14	36"x60"	36"	A	
15	36"x60"	108"	A	
16	36"x60"	108"	A	
17	36"x60"	36"	A	
18	36"x60"	36"	A	
19	36"x60"	108"	A	
20	36"x60"	108"	A	
21	36"x60"	24"	A	
22	36"x60"	24"	A	
23	36"x60"	36"	B	
24	36"x60"	36"	B	
25	36"x60"	36"	B	
26	36"x60"	36"	B	
27	36"x60"	24"	A	
28	36"x60"	24"	A	

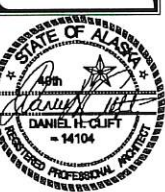
WINDOW TYPES		
ELEVATION	PLAN	DESCRIPTION
		TYPE A FIXED
		TYPE B SLIDING

DOOR TYPES		
ELEVATION	PLAN	DESCRIPTION
		TYPE A EXTERIOR FRENCH DOOR DOUBLE LEAF, HINGED
		TYPE B FRENCH DOOR SINGLE LEAF, HINGED
		TYPE C FLUSH SINGLE LEAF, HINGED
		TYPE D BI-FOLD, 4-PANEL
		TYPE E SALOON DOOR
		TYPE F INTERIOR FRENCH DOOR DOUBLE LEAF, HINGED
		TYPE G OVERHEAD GARAGE DOOR



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Project Title: Knik Landing
 Prepared for: Doug Massie
 Sheet Title: Schedules
 Address: 10204 S Knik Goose Bay Rd, Wasilla, AK 99623

GENERAL FRAMING NOTES AND SCHEDULES

1.0 GENERAL LOADING CONDITIONS

- 1.1 BUILDING CODES: INTERNATIONAL BUILDING CODE (IBC) 2021
- 1.2 DESIGN LOADS:

LL	SL	DL
20 PSF	40 PSF	15 PSF
FLOOR	60 PSF	N/A
1.3 DESIGN WIND SPEED (3-SECOND GUST): 120 MPH EXPOSURE C		
1.4 DESIGN GROUND SNOW LOAD: 60 PSF		
DESIGN ROOF SNOW LOAD: 42 PSF		
1.5 SEISMIC ZONE: D		
- Se = 1.5, S1 = .686
Sds = 1.0, Sd1 = 1.29
V = Cs X W = 12.9 KIPS
(EQUIVALENT LATERAL FORCE PROCEDURE)

2.0 GENERAL CONDITIONS

- 2.1 THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND SECTIONS AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO THE FABRICATION OR INSTALLATION OF STRUCTURAL MEMBERS.
- 2.2 THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORTS THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.
- 2.3 THE PROJECT SPECIFICATIONS SHALL BE CONSIDERED AN INTEGRAL PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL REVIEW THE SPECIFICATIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT OR ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- 2.4 THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REQUIREMENTS AND PUBLIC AGENCIES SAFETY ORDINANCES.
- 2.5 AN APPROVED AGENCY OR INDIVIDUAL SHALL INSPECT THE FRAMING INCLUDING WALL FRAMING, SHEAR WALLS, TRUSSES, DECKING, MATERIALS AND CONNECTIONS PER THE OWNER'S DIRECTION AND LOCAL ADMINISTRATION.

3.0 MATERIALS

- 3.1 WOOD
 - 1. DIMENSIONAL LUMBER SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS (NDS), LATEST EDITION, AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. INSTALLATION SHALL ALSO CONFORM TO THE WOOD FRAME CONSTRUCTION MANUAL (WFCM), PUBLISHED BY THE AMERICAN FOREST & PAPER ASSOCIATION (AF&PA).
 - 2. ALL LUMBER TO BE #2 GRADE DOUGLAS FIR - LARCH (DF-L) OR SPRUCE PINE FIR (SPF), UNLESS NOTED OTHERWISE. STUDS CAN BE HEM-FIR, U.N.O. ON SHEAR PLANS.
 - 3. ALL WOOD FRAMING MEMBERS TO HAVE 19% OR LESS MOISTURE CONTENT.
 - 4. ALL SILL ON SLABS SHALL BE TREATED WOOD.
 - 5. POSTS AND COLUMNS LOCATED ON CONCRETE, MASONRY OR EXPOSED TO WEATHER SHALL BE TREATED WOOD.
 - 6. WALL STUD MATERIAL SHALL BE STUD GRADE OR BETTER. 3X STUDS ARE REQUIRED AT HOLD-DOWNS AND SHEAR PANEL SPLICE LOCATIONS.
 - 7. FINGER-JOINED STUDS SHALL NOT BE USED AT HOLD DOWN LOCATIONS AT ENDS OF SHEAR WALLS. FINGER-JOINED STUDS SHALL NOT BE USED IN BALLOON FRAMING CONSTRUCTION.
 - 8. ALL GLULAM BEAMS TO BE BOISE CASCADE 24F, 1 BE OR BETTER GRADE. ALL LVL SHALL BE MICROLAM 1.9E OR BETTER. CONNECT PER MANUFACTURER.
- 3.2 STEEL
 - 1. STRUCTURAL STEEL COMPONENTS SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS: GENERAL: AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) MANUAL OF STEEL CONSTRUCTION, 13TH EDITION STRUCTURAL STEEL ROLLED SHAPES: ASTM A992 STRUCTURAL STEEL TUBES: ASTM A500 GRADE B ANCHOR BOLTS: ASTM F1554 ALL WELDS TO BE COMPLETED PER AWS D1.1 BY A QUALIFIED WELDER
- 3.3 CONCRETE
 - 1. STRUCTURAL CONCRETE SHALL COMPLY WITH AMERICAN CONCRETE INSTITUTE (ACI) CODES 318 AND 530, LATEST EDITION
 - 2. WALL CONCRETE SHALL HAVE 3500 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
 - 3. DECK CONCRETE SHALL HAVE 4000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
 - 4. SLAB CONCRETE SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
 - 5. REBAR: ASTM A615 GRADE 60
 - 6. SLAB REBAR TO BE #4 BAR @ 18" O.C. EACH WAY.
 - 7. CONCRETE TO HAVE 3" COVER WHEN EXPOSED TO EARTH, AND 2" COVER ELSEWHERE.
 - 8. GROUT: ASTM C476 (COMPRESSIVE STRENGTH OF GROUT, F'G, SHALL NOT BE LESS THAN 5000 PSI.)
 - 9. CONTROL JOINTS SHALL BE INSTALLED AS REQUIRED TO LIMIT COSMETIC CRACKING. MAX SPACING BETWEEN JOINTS SHOULD NOT EXCEED 12 FT.
- 3.4 CONNECTORS
 - 1. ALL NAILS SPECIFIED ON THESE PLANS SHALL BE COMMON NAILS, UNLESS NOTED OTHERWISE. (8D - 2.5X, 10D - 3X, 148, 16D - 3.5X, 162) PNEUMATIC CONNECTORS ARE PERMITTED, PROVIDED THEY HAVE EQUIVALENT CAPACITY.
 - 2. SPECIFIED HOLD-DOWNS, HANGERS, STRAPS, ETC., ARE BY SIMPSON STRONG-TIE PRODUCTS BY OTHER MANUFACTURERS MAY BE USED, PROVIDED THEY HAVE EQUAL OR GREATER STRUCTURAL CAPACITY. ALL HOLD-DOWNS, HANGERS, STRAPS, ETC., SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - 3. ALL CONNECTORS EXPOSED TO WEATHER OR USED IN CONJUNCTION WITH FIRE-RETARDANT LUMBER SHALL BE GALVANIZED OR OTHERWISE PROTECTED FROM CORROSION.

Sill Plate Anchorage Schedule

ATTACHMENT ANCHOR TYPE	EMBED.	LOAD BEARING WALLS
5/8" Ø ANCHOR BOLTS	7"	32" O.C.

- NOTES:
- THIS SCHEDULE APPLIES TO BASIC ANCHORAGE OF THE BOTTOM SILL PLATE TO THE FOUNDATION. ADDITIONAL CONNECTIONS MAY BE REQUIRED FOR LATERAL OR UPLIFT FORCES ON THE BUILDING. SEE THE PLANS OR THE SHEATHING SCHEDULE FOR ADDITIONAL REQUIREMENTS.
 - SHEAR WALLS MAY REQUIRE ADDITIONAL INSTALLATION INSTRUCTIONS.

4.0 Conventional Wood Framing

- 4.1 THE MAIN WIND FORCE RESISTING SYSTEM (MWFRS) AND COMPONENTS AND CLADDING (C&C) HAVE BEEN DESIGNED IN ACCORDANCE WITH THE IRC, IBC, AND/OR WFCM.
- 4.2 FOR THE MWFRS, SEE THE PLAN FOR REQUIRED SHEATHING AND HOLD DOWNS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE SHEATHING SCHEDULE AND ACCOMPANYING DETAILS.
- 4.3 FOR C&C, SEE THE SHEATHING AND CLADDING ATTACHMENT SCHEDULE.

SHEATHING AND CLADDING ATTACHMENT SCHEDULE

	Framing Spacing	Sheathing Thickness	Interior Zone		Perimeter Edge Zone	
			Panel Edge	Panel Field	Panel Edge	Panel Field
ROOF SHEATHING	24" O.C.	5/8"	6"	12"	6"	6"
ENDWALL SHEATHING	16" O.C.	7/16"	6"	12"	6"	6"
TOP PLATE	16" O.C.	7/16"	3" (2 rows staggered)	N/A	3" (2 rows staggered)	N/A

- 4.4 TOP PLATE SPLICES SHALL BE 48" WITH 2-16D NAILS EVERY 6 INCHES.
- 4.5 ROOF SHEATHING SHALL BE A MIN. OF 5/8" ORIENTED STRAND BOARD (OSB), THICK APA RATED SHEATHING (CDX) OR PLYWOOD, EXTERIOR GRADE. USE BLOCKING OR APPROVED "H" CLIPS TO SECURE UNSUPPORTED EDGES. NAIL WITH 8D COMMON NAILS @ 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- 4.6 STUDS SHALL BE 2X6 @ 16" O.C. WALLS BELOW 12 FEET. 2X6 @ 12" OR 2X8 @ 16" O.C. FOR TALL WALLS.
- 4.7 FLOOR JOISTS TO BE PER PLAN W/ 1" T&G SHEATHING W/ 10D 6" EDGE, 12" FIELD.
- 4.8 HOLES AND NOTCHES SHALL BE IN COMPLIANCE WITH APPLICABLE DETAILS OR MANUFACTURER'S SPECIFICATIONS.

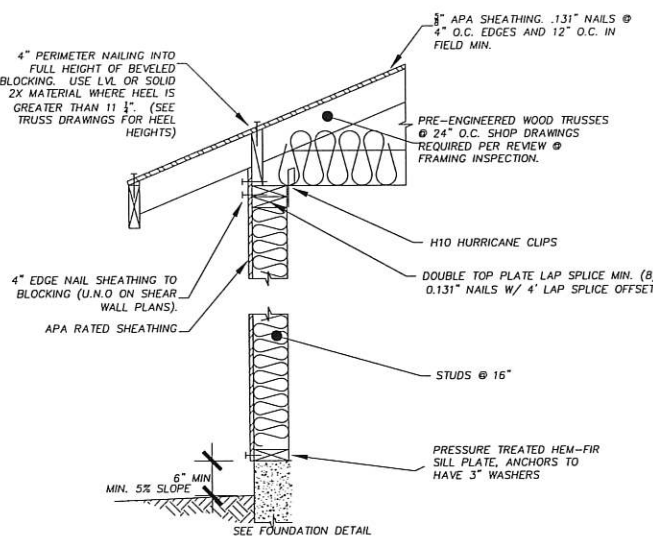
5.0 Nailing Schedule

CONNECTION	QUANTITY / SIZE / METHOD	SPACING
Roof Framing		
Blocking to Truss	(3) - 10d (Facenail)	Each End
Rimboard to Truss	(3) - 10d (Facenail)	6" O.C.
Wall Framing	(2) - 10d (Toenail)	
Stud to Sole Plate	(4) - 10d (Toenail) or (2) - 16d (Endnail)	Each End
Double Studs	16d (Facenail)	24" O.C.
Double Top Plates	16d (Facenail)	24" O.C.
Top Plate Laps and Intersections	(2) - 16d (Facenail)	Every 6" for 36" Splice
Continuous Header, Two Pieces	16d	16" O.C. Along Each Edge
Ceiling Framing		
1/2" Gypsum Wallboard	5d cooler	6" Edge / 10" Field
Floor Framing		
Joist to Sill or Girder	(4) - 10d	Per Joist
Blocking to Joist	(2) - 10d	Per End
Blocking to Plate	(4) - 16d	Each Block
Build-Up Sections		
Build-Up Wood Columns	(2 Rows) - 16d	8" O.C.
Build-Up Girder and Beams	20d (Facenail) @ Top & Bottom and Staggered (2) - 20d (Facenail) @ Ends & at Each Splice	32" O.C. (Facenail) @ Top & Bottom and Staggered @ 32" O.C. @ Ends & at Each Splice

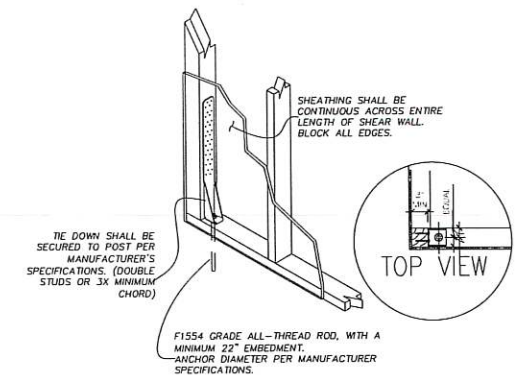
- NOTES:
- SUPPLY RATED CLIPS OR STRAPS FOR UPLIFT FORCES AT RAFTERS TO PLATE CONNECTIONS AS NOTED ON PLAN SHEETS.
 - ON SHEAR WALLS AND DIAPHRAGMS NAILS SHALL BE PLACED NOT LESS THAN 3/8 INCH FROM THE PANEL EDGE.
 - REFERENCE IBC TABLE 2304.9.1 and WFCM.

6.0 Site Preparation

- NOTES:
- SITE WILL BE CLEARED OF ALL DEBRIS AND ORGANIC MATERIAL PRIOR TO PLACING ANY FOUNDATION COMPONENTS.
 - WHERE FILL IS REQUIRED, 95% COMPACTION IS REQUIRED WITH A MAXIMUM LIFT OF 8".
 - DRAINAGE DURING CONSTRUCTION AND AT PROJECT COMPLETION SHOULD DRAIN AWAY FROM THE SITE.
 - NO SOIL REPORT WAS AVAILABLE FOR THIS SITE. THE CONTRACTOR SHALL VERIFY SOIL CONDITIONS PRIOR TO CONSTRUCTION.

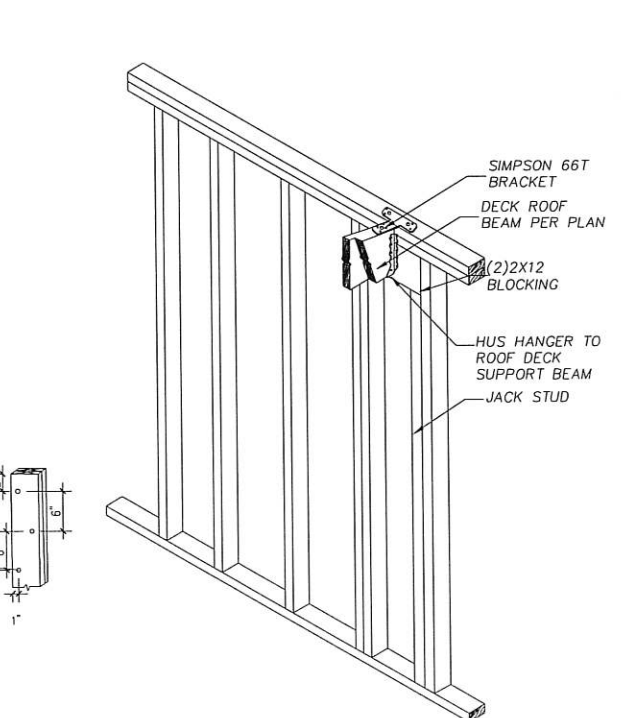


A WALL FRAMING S0.0 NTS



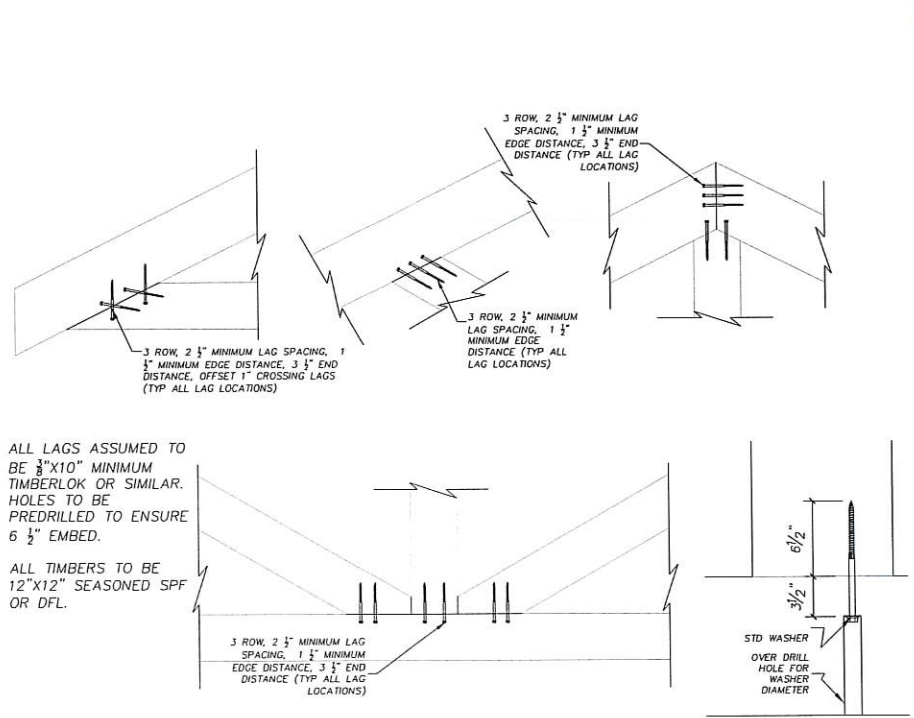
B OPENING FRAMING S0.0 NTS

C HOLD DOWN INSTALLATION S0.0 NTS



D GABLE END BRACING S0.0 NTS

E SHEAR TRANSFER BETWEEN FLOORS S0.0 NTS



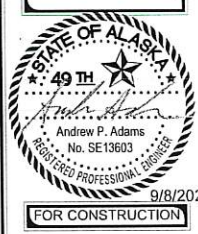
G EXTERIOR BEAM CONNECTION S0.0 NTS

H TIMBER TRUSS CONNECTIONS S0.0 NTS

I TYP LAG PLACEMENT S0.0 NTS

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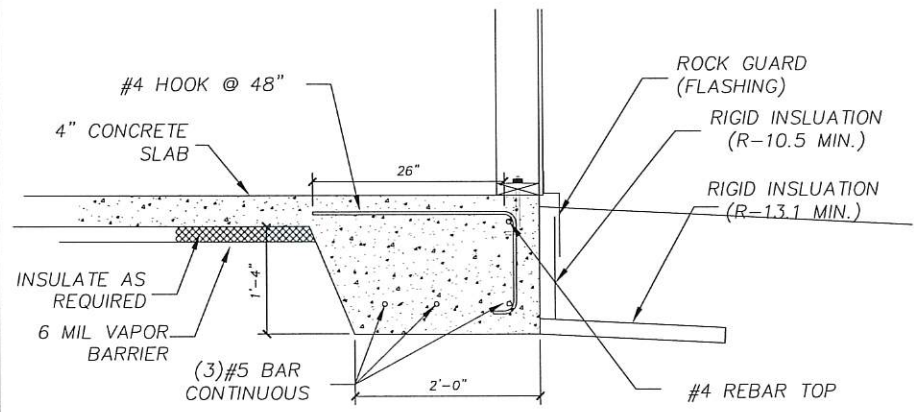
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Drawn by: AA
Checked by: DC



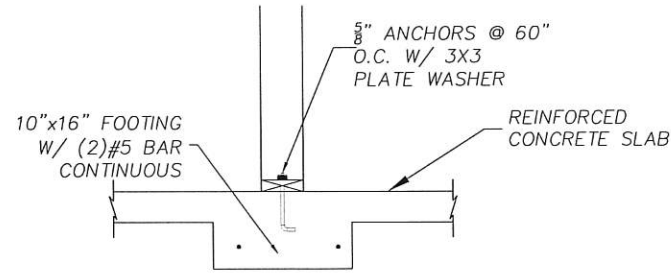
FOR CONSTRUCTION

Project Title: KNIK LANDING
Prepared for: DOUG MASSIE
Sheet Title: NOTES & DETAILS
Address: 10204 S Knik Goose Bay Rd, Wasilla, AK 99623

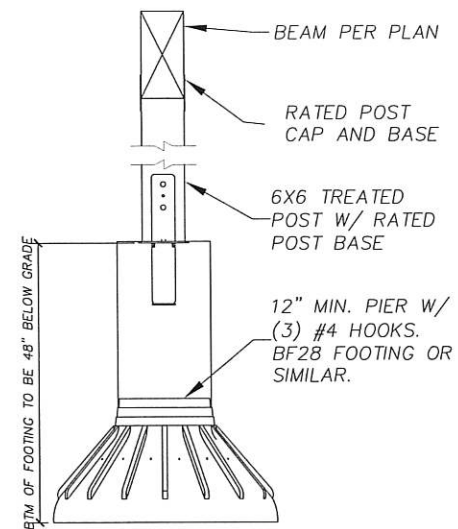




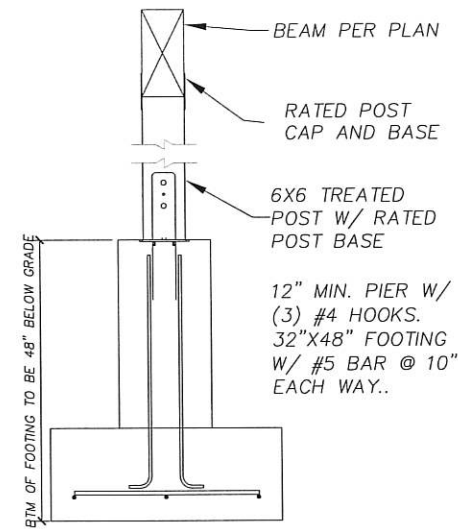
A PERIMETER FOOTING
S0.1 NTS



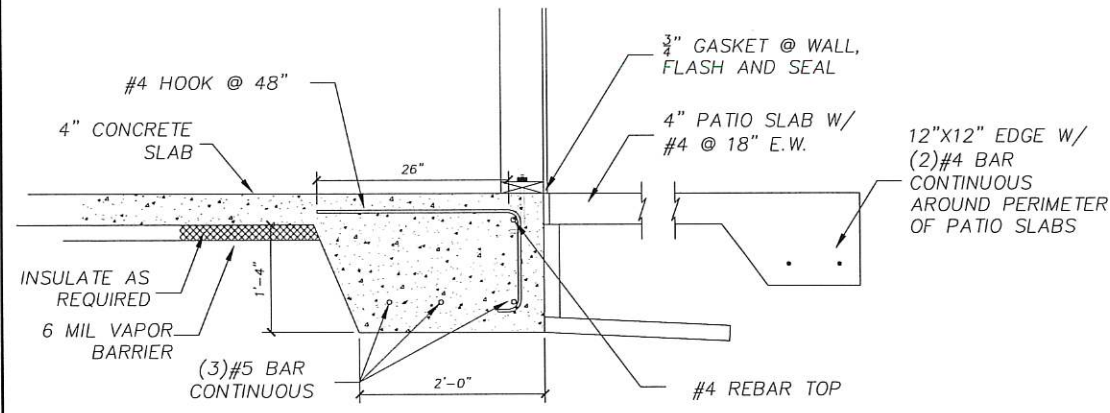
B INTERIOR FOOTING
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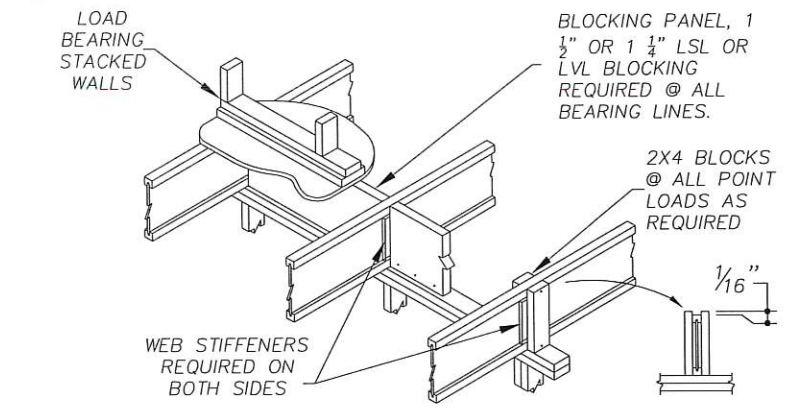
C POST FOOTING
S0.1 NTS



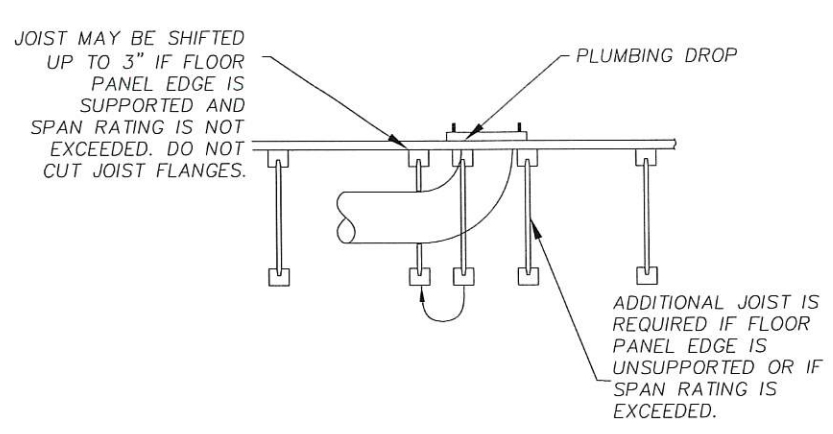
D POST FOOTING
S0.1 NTS



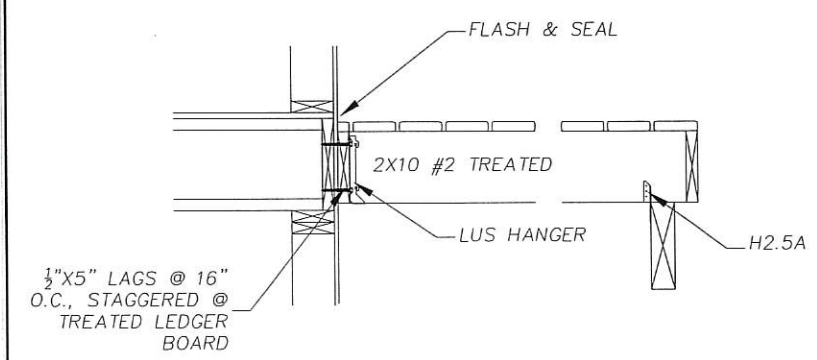
E PERIMETER FOOTING @ PATIO
S0.1 NTS



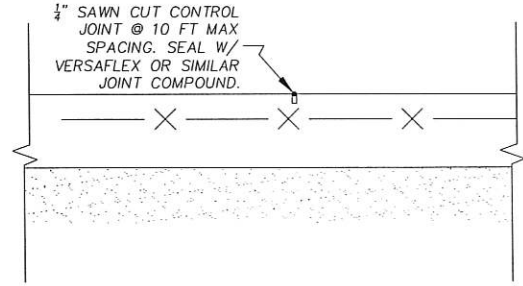
F BLOCKING @ BEARING
S0.1 NTS



G PLUMBING DROP
S0.1 NTS



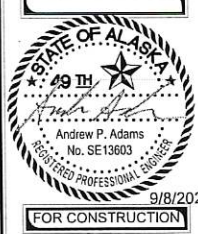
H DECK ATTCHMENTS
S0.1 NTS



I CONTROL JOINT
S0.1 NTS

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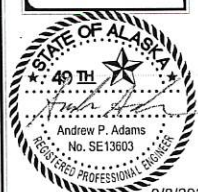


Project Title: KNIK LANDING
Prepared for: DOUG MASSIE
Sheet Title: DETAILS
Address: 10204 S Knik Goose Bay Rd, Wasilla, AK 99623

S0.1

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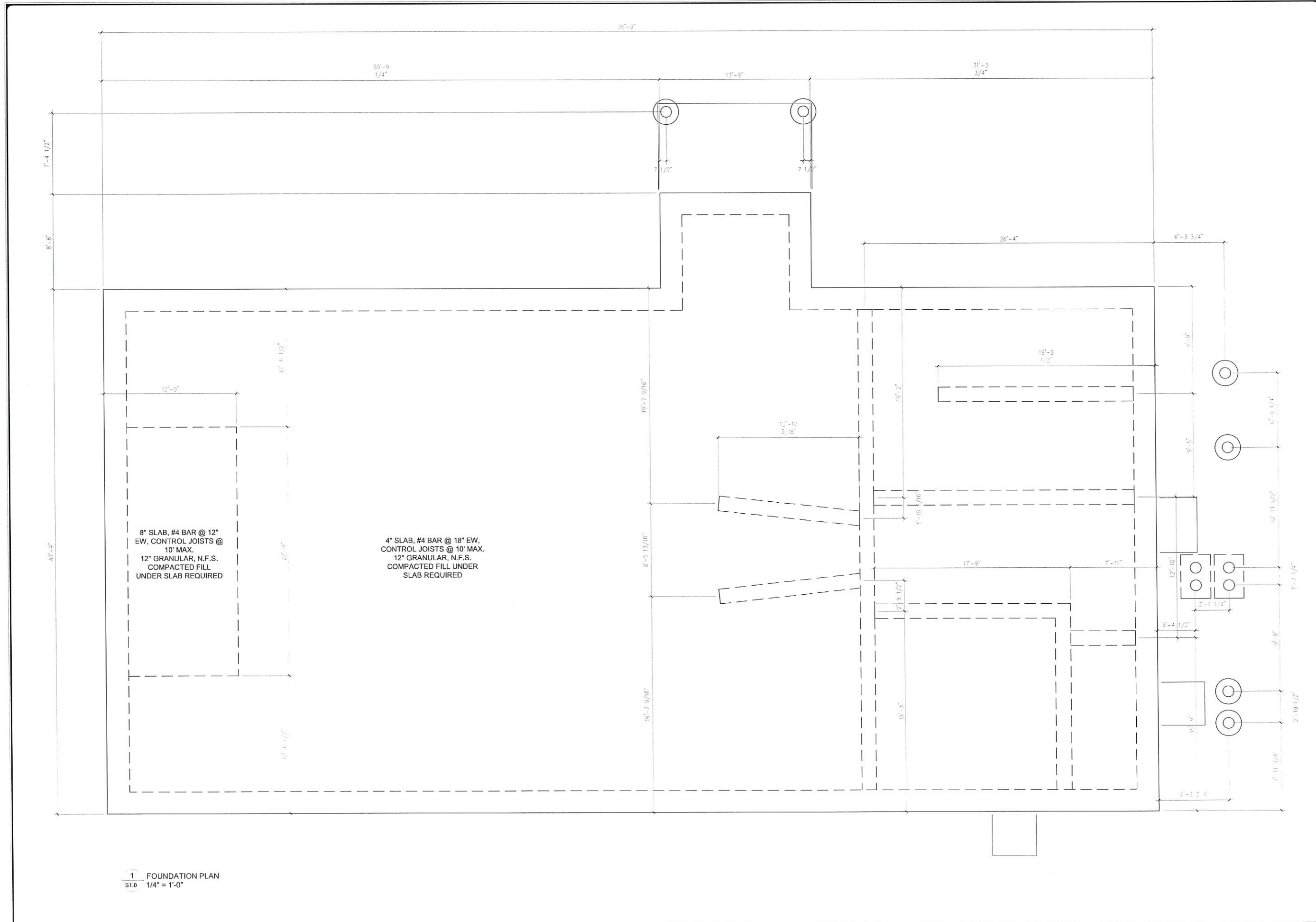
Sheet Issue Date: 9/8/2025
Drawn by: AA
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FOR CONSTRUCTION

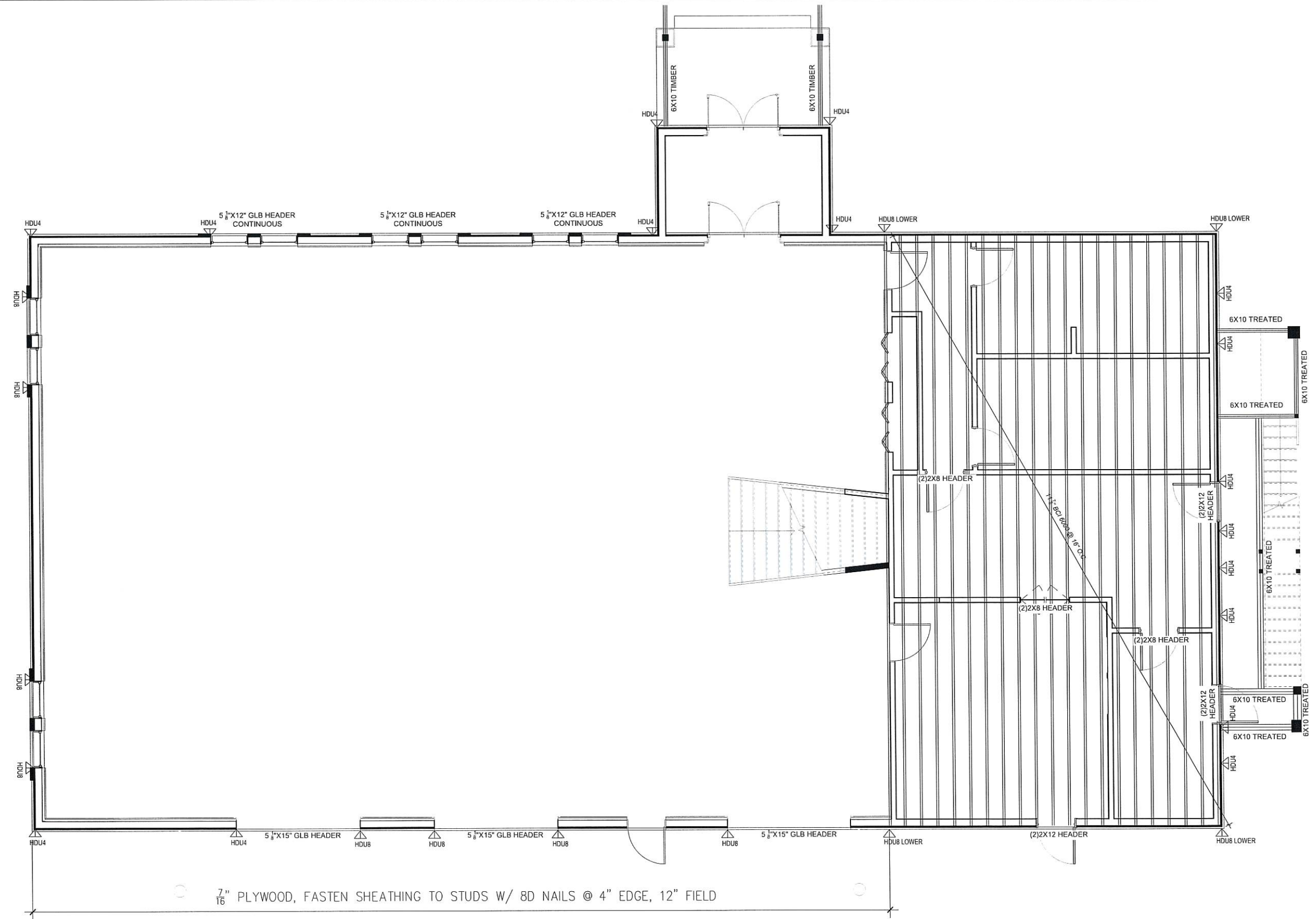
Project Title: KNIK LANDING
Prepared for: DOUG MASSIE
Sheet Title: FOUNDATION
Address: 10204 S Knik Goose Bay Rd, Wasilla, AK 99623

S1.0



1 FOUNDATION PLAN
S1.0 1/4" = 1'-0"

NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS



7/16" PLYWOOD, FASTEN SHEATHING TO STUDS W/ 8D NAILS @ 4" EDGE, 12" FIELD

1 FRAMING PLAN
S2.0 1/4" = 1'-0"

NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS

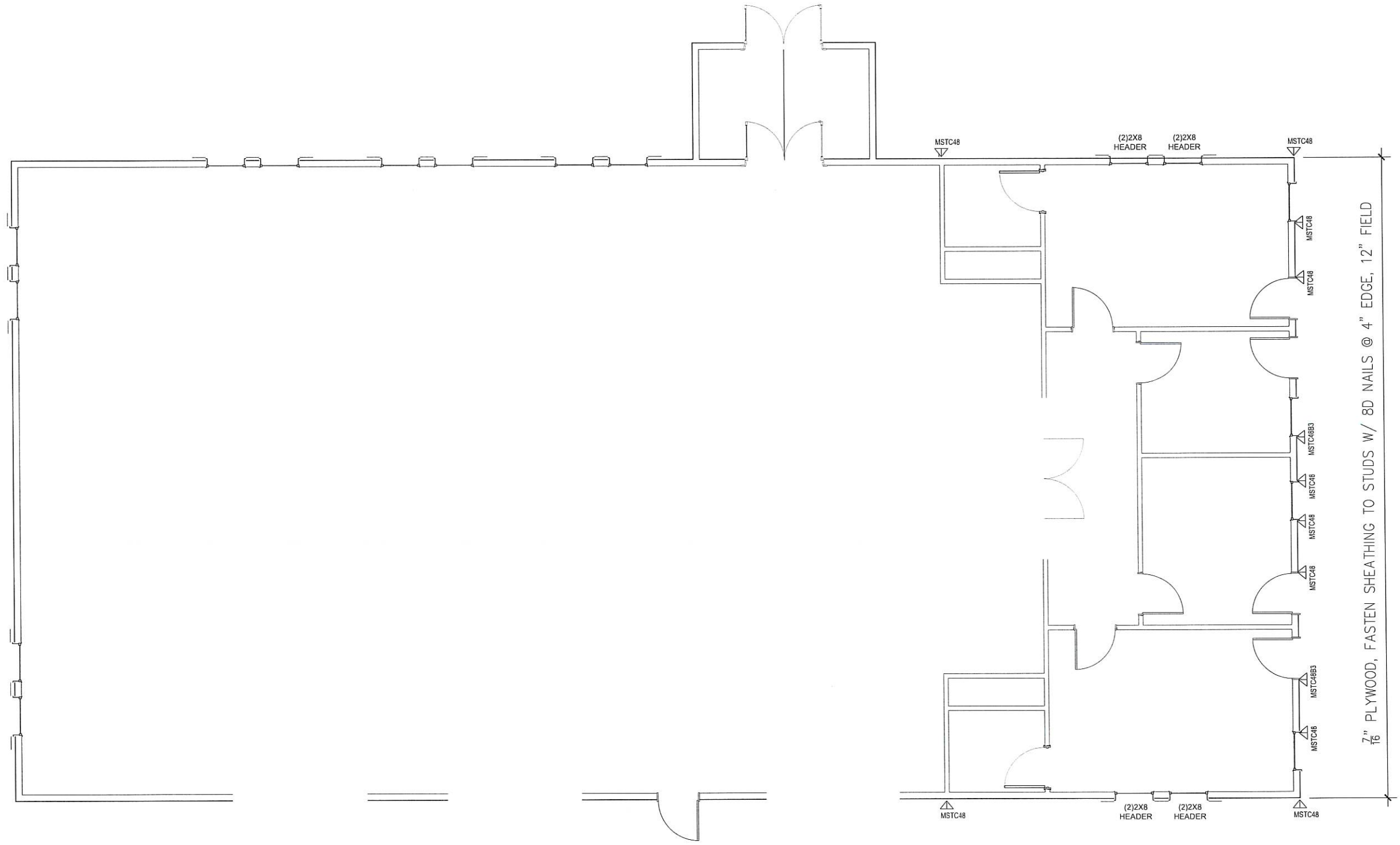
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Sheet Issue Date: 9/8/2025
Drawn by: AA
Checked by: DC



Project Title: KNIK LANDING
Prepared for: DOUG MASSIE
Sheet Title: LOWER FLOOR FRAMING
Address: 10204 S Knik Goose Bay Rd, Wasilla, AK 99623

S2.0



7/16" PLYWOOD, FASTEN SHEATHING TO STUDS W/ 8D NAILS @ 4" EDGE, 12" FIELD

1 FRAMING PLAN
S2.0 1/4" = 1'-0"

NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS

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Sheet Issue Date: 9/8/2025
Drawn by: AA
Checked by: DC



Project Title: KNIK LANDING
Prepared for: DOUG MASSIE
Sheet Title: UPPER FLOOR FRAMING
Address: 10204 S Knik Goose Bay Rd, Wasilla, AK 99623

S2.1

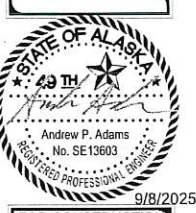


1 ROOF PLAN
 S3.0 1/4" = 1'-0"

NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS

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 Checked by: DC



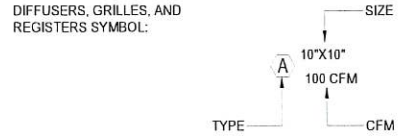
FOR CONSTRUCTION

Project Title: KNIK LANDING
 Prepared for: DOUG MASSIE
 Sheet Title: ROOF PLAN
 Address: 10204 S Knik Goose Bay Rd, Wasilla, AK 99623

S3.0

MECHANICAL SYMBOL LEGEND

PIPING SYMBOLS			HVAC SYMBOLS		
SYMBOL	ABBR.	DESCRIPTION	SYMBOL	ABBR.	DESCRIPTION
	W	WASTE			NEW DUCTWORK
	V	VENT		S.L.	ACOUSTICALLY LINED DUCT
	CW	COLD WATER			THERMALLY INSULATED DUCT
	HW	HOT WATER			DUCTWORK UP
	HWC	HOT WATER RECIRCULATION			DUCTWORK DOWN
	GHR	GLYCOL HEATING RETURN			TURNING VANES
	GHS	GLYCOL HEATING SUPPLY			AIR EXTRACTOR
	SMR	SNOW MELT RETURN		S/A	SUPPLY REG., GRILLE OR DIFFUSER
	SMS	SNOW MELT SUPPLY		R/A	RETURN/EXHAUST REG. OR GRILLE
	G	LOW PRESSURE GAS			SUPPLY
					RETURN OR EXHAUST
					SUPPLY AIR SLOT WITH FLEX DUCT
		DEEP SEAL TRAP			RETURN AIR SLOT
		PIPE ELBOW DOWN			FLEXIBLE DUCT
		PIPE ELBOW UP			FLEXIBLE CONNECTION
		UNION		VD, BD	VOLUME DAMPER
	GV/SOV	GATE VALVE/SHUT-OFF VALVE		FD	FIRE DAMPER
		PLUG VALVE		FSD	FIRE/SMOKE DAMPER
		GAS COCK		MOD	MOTOR OPERATED DAMPER
		GLOBE VALVE			DUCT SIZE
	MOV	MOTOR OPERATED VALVE 2-WAY		HC	HEATING COIL
	MOV	MOTOR OPERATED VALVE 3-WAY		S/A	SUPPLY AIR
	PRV	PRESSURE REDUCING VALVE		R/A	RETURN/RELIEF AIR
	RV	RELIEF VALVE		E/A	EXHAUST AIR
	CV	CHECK VALVE		O/A	OUTSIDE AIR
		BALL VALVE (FULL PORT)		DD	DUCT DETECTOR
		STRAINER			ACCESS PANEL
		THERMOMETER		T'STAT	THERMOSTAT, & WINS. BASE
		PRESSURE GAUGE W/ISO. VALVE		SP	STATIC PRESSURE SENSOR
		SOLENOID VALVE		S	SWITCH
	BV	BALANCING VALVE	ABBREVIATIONS		
		BUTTERFLY VALVE	ABBR.	DESCRIPTION	
		FLEX CONNECTION	EAT	ENTERING AIR TEMPERATURE	
	WHA	WATER HAMMER ARRESTER (Y-SIZE)	LAT	LEAVING AIR TEMPERATURE	
		AUTOMATIC FLOW CONTROL	EWT	ENTERING WATER (GLYCOL) TEMP.	
	CO	CLEAN-OUT	LWT	LEAVING WATER (GLYCOL) TEMP.	
	WCO	WALL CLEAN-OUT	AFF	ABOVE FINISHED FLOOR	
	FCO	FLOOR CLEAN-OUT	AFG	ABOVE FINISHED GRADE	
	FD	FLOOR DRAIN	BDD	BACK DRAFT DAMPER	
		PIPE ANCHOR	BG	BELOW GRADE	
		PIPE GUIDE	SS	STAINLESS STEEL	
DIFFUSER KEY			TP	TRAP PRIMER	
			VTR	VENT THRU ROOF	
			QADB	OUTSIDE AIR DRY BULB	
			AAV	AUTOMATIC AIR VENT	



SYMBOLS DO NOT NECESSARILY APPEAR ON PLANS IN SAME SIZE AND PROPORTION AS SHOWN HERE.
PLANS DO NOT NECESSARILY USE ALL OF THE SYMBOLS SHOWN HERE.

MECHANICAL SPECIFICATIONS

GENERAL	SHEET METAL																
<ol style="list-style-type: none"> THESE DRAWINGS ARE DIAGRAMMATICAL IN NATURE AND DO NOT SHOW ALL FITTINGS AND/OR ACCESSORIES NECESSARY FOR A COMPLETE, FUNCTIONAL AND COORDINATED INSTALLATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THEIR WORK WITH OTHER TRADES AND WITH FIELD CONDITIONS. ALL PLUMBING PIPING SHALL BE PER THE UNIFORM PLUMBING CODE, LATEST ADOPTED EDITION AND ALL LOCAL AMENDMENTS. ALL MECHANICAL WORK SHALL BE PER THE INTERNATIONAL MECHANICAL CODE, LATEST ADOPTED EDITION AND ALL LOCAL AMENDMENTS. ALL PENETRATIONS THROUGH FIRE RATED CONSTRUCTION (FIRE BARRIERS, SHAFTS AND HORIZONTAL ASSEMBLIES) MUST COMPLY WITH INTERNATIONAL BUILDING CODE, LATEST ADOPTED EDITION. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND FEES. THE CONTRACTOR SHALL PROVIDE SUBMITTAL DATA ON ALL PLUMBING AND MECHANICAL SYSTEMS. THIS INFORMATION SHALL BE BOUND IN A THREE RING BINDER, PROPERLY MARKED AND TAGGED. DATA SUBMITTED SHALL BE COMPLETE AND SUBMITTED AT ONE TIME AS PARTIAL SUBMITTALS WILL BE RETURNED WITHOUT REVIEW. SUBMITTALS SHALL BE CLEARLY MARKED TO INDICATE EXACT ITEM TO BE SUPPLIED. NO SUBSTITUTION OF MATERIALS WILL BE ALLOWED WITHOUT OWNERS APPROVAL. AT THE END OF THE PROJECT PROVIDE THE OWNER WITH THREE COPIES OF AN OPERATION AND MAINTENANCE MANUAL ASSEMBLED SPECIFICALLY FOR THIS PROJECT FOR ALL MECHANICAL EQUIPMENT FURNISHED UNDER THIS CONTRACT. INFORMATION SHALL BE COMPLETE AND SHALL PROVIDE SPECIFICATION, OPERATION AND MAINTENANCE INFORMATION, WARRANTY INFORMATION, AS WELL AS SOURCES OF REPLACEMENT PARTS. PROVIDE A COMPLETE SET OF AS-BUILT DRAWING AT THE END OF THE PROJECT. DRAWINGS SHALL SHOW ALL CHANGES MADE TO THE PROJECT DURING CONSTRUCTION. AS-BUILT OF CONTROL DRAWINGS SHALL ALSO BE INCLUDED. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE FREE FROM DEFECTS FOR A PERIOD ON ONE YEAR AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER. THIS SHALL INCLUDE MATERIALS, EQUIPMENT AND WORKMANSHIP. ALL DEFECTS SHALL BE REPLACED OR REPAIRED TO THE OWNERS SATISFACTION. PROVIDE MANUFACTURERS RECOMMENDED CLEARANCE AND ACCESS TO ALL EQUIPMENT. ALL PIPING, DUCT WORK, AND EQUIPMENT SHALL BE SEISMICALLY RESTRAINED IN ACCORDANCE WITH THE SMACNA SEISMIC RESTRAINT MANUAL FOR MECHANICAL SYSTEMS. 	<ol style="list-style-type: none"> DUCTWORK SHALL BE FABRICATED SHEET METAL AND INSTALLED IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS. DIMENSIONS SHOWN FOR DUCTWORK ARE THE INSIDE CLEAR DIMENSIONS. CONTRACTOR SHALL ADD TO THE DUCT ALLOWANCES FOR SOUND LINING. PAINT INTERIOR OF ALL DUCTWORK VISIBLE THROUGH GRILLES, REGISTERS AND DIFFUSERS FLAT BLACK. FLEX DUCT SHALL ONLY BE USED AT DIFFUSER CONNECTIONS AND SHALL BE THE SAME DIAMETER AS THE DIFFUSER NECK. FLEX DUCT LENGTH SHALL NOT EXCEED 5 FEET, AND SHALL NOT BE INSTALLED WITH MORE THAN ONE (1) 90° FULL RADIUS BEND. 																
	INSULATION																
	<ol style="list-style-type: none"> INSULATE ALL COLD PIPES WITH 1" FIBERGLASS INSULATION, WITH VAPOR BARRIER JACKET. (FIBERGLASS 25ASJ/SSL-II). INSULATE ALL HOT PIPES, UP TO 2", WITH 1" FIBERGLASS INSULATION, PIPES 2-1/2" OR LARGER, INSULATE WITH 1-1/2" FIBERGLASS INSULATION. (FIBERGLASS 25ASJ/SSL-II). INSULATE EXHAUST DUCT WORK FROM FAN TO THE EXTERIOR. 2" INSULATION ON ALL OSA, AND RELIEF AIR DUCTWORK. INSULATE ALL ABS & PVC PIPING IN CEILING PLENUM WITH 1" FIBERGLASS INSULATION (FIBERGLASS 25ASJ/SSL-II), WHEN APPROVED BY AUTHORITY HAVING JURISDICTION. 																
	CONTROLS																
	<ol style="list-style-type: none"> THE CONTRACTOR SHALL PROVIDE A COMPLETE AND OPERATIONAL CONTROL SYSTEM AS REQUIRED TO PROVIDE EQUIPMENT CONTROL. 																
	BALANCING																
	<ol style="list-style-type: none"> BALANCE HVAC & PLUMBING SYSTEMS USING NATIONAL ENVIROMENTAL BALANCING BUREAU (NEBB) RECOMMENDED PROCEDURES. 																
PIPING																	
<ol style="list-style-type: none"> DOMESTIC HOT AND COLD WATER PIPING SHALL BE TYPE "L" HARD DRAWN COPPER TUBING (ASTM-B-88), WROUGHT SOLDER TYPE FITTINGS, 95/5 TIN-ANTIMONY OR LEAD FREE SILVER BEARING SOLDER. PRO-PRESS FITINGS MAY BE USED WITH COPPER PIPE. PROVIDE WATER HAMMER ARRESTORS FOR ALL BATTERIES OF FIXTURES. PEX TUBING MAY BE USED WHERE ALLOWED BY CODE. NSF-61 CERTIFIED. WASTE, AND VENT PIPE SHALL BE CAST IRON HUBLESS PIPE WITH S.S. BANDS OR "ABS" PIPING (ASTM D-3965). FITTINGS SHALL BE DRAIN, WASTE AND VENT AND SHALL BE INSTALLED AND TESTED PER THE REQUIREMENTS OF THE LATEST ADOPTED EDITION OF THE UNIFORM PLUMBING CODE. PROVIDE BACKFLOW PREVENTERS WHERE REQUIRED BY THE UPC AND OR THE LOCAL AUTHORITIES. VALVES FOR PLUMBING SYSTEMS SHALL BE BALL VALVES. PROVIDE ISOLATION VALVES FOR EACH FIXTURE BATTERY AND WHERE INDICATED ON DRAWINGS. NATURAL GAS PIPING SHALL BE SCHEDULE 40 STEEL PIPE WITH THREADED FITTINGS. GAS VALVES SHALL BE AGA APPROVED. 																	
VALVES																	
<ol style="list-style-type: none"> BALL VALVES UP TO 2" SHALL BE TWO PIECE, FULL PORT BRONZE, CLASS 150 VALVES WITH TEFLON SEATS. BALL VALVES 2" AND LARGER SHALL BE FULL PORT STEEL, CLASS 150 WITH TEFLON SEATS. CHECK VALVES SHALL BE CLASS 125, BRONZE WITH SWEAT OR THREADED FITTINGS. BALANCE VALVES ARE BASED ON TACO ACCU-FLOW OR B&G CIRCUIT SETTERS. BALANCE VALVE SIZES ARE BASED ON THE BELOW CHART. 																	
	<table border="1" style="margin: auto;"> <thead> <tr> <th>VALVE SIZE</th> <th>RANGE (GPM)</th> </tr> </thead> <tbody> <tr> <td>1/2"</td> <td>< - 1.5</td> </tr> <tr> <td>3/4"</td> <td>1.5 - 3.0</td> </tr> <tr> <td>1"</td> <td>3.0 - 6.0</td> </tr> <tr> <td>1-1/4"</td> <td>6.0 - 11.0</td> </tr> <tr> <td>1-1/2"</td> <td>11.0 - 17.0</td> </tr> <tr> <td>2"</td> <td>17.0 - 37.0</td> </tr> <tr> <td>2-1/2"</td> <td>37.0 - 66.0</td> </tr> </tbody> </table>	VALVE SIZE	RANGE (GPM)	1/2"	< - 1.5	3/4"	1.5 - 3.0	1"	3.0 - 6.0	1-1/4"	6.0 - 11.0	1-1/2"	11.0 - 17.0	2"	17.0 - 37.0	2-1/2"	37.0 - 66.0
VALVE SIZE	RANGE (GPM)																
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2"	17.0 - 37.0																
2-1/2"	37.0 - 66.0																
PLUMBING																	
<ol style="list-style-type: none"> PLUMBING FIXTURES SHALL BE COMMERCIAL GRADE COMPLETE WITH ALL TRIM. FOR FIXTURE MANUFACTURER, MODEL ETC, SEE THE PLUMBING FIXTURE SCHEDULE. PLUMBING EQUIPMENT SHALL BE COMMERCIAL GRADE COMPLETE WITH ALL SAFETIES AND TRIM. FOR INFORMATION ON MODEL ETC., SEE EQUIPMENT SCHEDULES. 																	
HEATING																	
<ol style="list-style-type: none"> HEATING EQUIPMENT SHALL BE COMMERCIAL GRADE COMPLETE WITH ALL SAFETIES AND TRIM. FOR INFORMATION ON MODEL ETC., SEE EQUIPMENT SCHEDULES. 																	



SAI CONSULTING ENGINEERS
SPURLOCK & ASSOCIATES, INC.
 3705 ARCTIC BLVD., #1657
 PALMER, AK 99645
 TEL: (907) 344-8222

KNIK LANDING
 10204 S. Knik Goose Bay Road, Wasilla, AK

DATE:	09/09/25
DRAWN:	BKS
CHECKED:	TWS
JOB NO:	25982
REV	
DATE	DESCRIPTION

SHEET TITLE:
LEGENDS, ABBREVIATIONS & SCHEDULES

SHEET NUMBER:
M1.1

FIXTURE CONECTION SCHEDULE

TAG	FIXTURE	WASTE SIZE	VENT SIZE	HW SIZE	CW SIZE	REMARKS ①
P1-1	WATER CLOSET	3"	2"	—	1/2"	FLOOR MOUNTED TANK TYPE WATER CLOSET WITH TRIM.
P1-2	WATER CLOSET "ADA"	3"	2"	—	1/2"	FLOOR MOUNTED TANK TYPE WATER CLOSET WITH TRIM. "ADA" APPROVED.
P2-1	URINAL	2"	2"	—	3/4"	WALL MOUNTED URINAL WITH FLUSHVALVE, CARRIER AND ALL REQUIRED TRIM.
P3-1	LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	COUNTER SET LAVATORY WITH FAUCET AND TRIM. ②
P3-2	LAVATORY "ADA"	1-1/2"	1-1/2"	1/2"	1/2"	COUNTER SET LAVATORY WITH FAUCET AND TRIM. "ADA" APPROVED. ②
P4-1	KITCHEN SINK	2"	1-1/2"	1/2"	1/2"	COUNTER SET TWO COMPARTMENT SINK WITH FAUCET AND TRIM.
P4-2	3-COMPARTMENT SINK	2"	1-1/2"	1/2"	1/2"	FREE STANDING THREE COMPARTMENT SINK WITH FAUCET AND TRIM.
P4-3	MOP SINK	2"	1-1/2"	1/2"	1/2"	FLOOR SET MOP SINK WITH FAUCET AND TRIM.
P4-4	UTILITY SINK	2"	1-1/2"	1/2"	1/2"	FREE STANDING SINGLE COMPARTMENT UTILITY SINK WITH FAUCET AND TRIM.
P5-1	WASHER BOX	2"	2"	1/2"	1/2"	GUY GRAY WASHER BOX WITH ALL REQUIRED TRIM.
FD-1	FLOOR DRAIN	2"	1-1/2"	—	—	J.R. SMITH FLOOR DRAIN WITH TRAP PRIMER.
FS-1	FLOOR SINK	2"	1-1/2"	—	—	J.R. SMITH FLOOR SINK WITH TRIM.
HB-1	HOSE BIBB	—	—	—	1/2"	J.R. SMITH FROST FREE HOSE BIBB.

- ① PLUMBING FIXTURES TO BE SELECTED BY ARCHITECT AND OWNER.
 ② PROVIDE WITH ASSE 1070 POINT OF USE VALVE.

PUMP SCHEDULE

TAG	LOCATION	SERVICE	FLUID	FLUID TEMP.	GPM	HEAD FT.	MOTOR HP /VOLTS/ PH	REMARKS
CP-1	MECH. ROOM	HOT WATER RE-CIRC.	WATER	120	3.0	15'	1/12/120/1	GRUNDFOS UP 15-42B7
CP-2	MECH. ROOM	HEATING CIRCULATION	50/50% P.G.	180	12.0	15'	107.7W/120/1	GRUNDFOS MAGNA3 32-100

ELECTRIC HEATING SCHEDULE

TAG	DISCRIPTION	SCFM	KW	NOM. SIZE	MOTOR HP /VOLTS/ PH	REMARKS
EBB-1	ELECTRIC BASEBOARD	—	0.75	36"	—/120/1	REZNOR ELECTRIC BASEBOARD HEATER MODEL "EBHB-08-AK1E". FURNISH COMPLETE WITH ALL REQUIRED TRIM.
EBB-2	ELECTRIC BASEBOARD	—	1.0	48"	—/120/1	REZNOR ELECTRIC BASEBOARD HEATER MODEL "EBHB-10-AK1E". FURNISH COMPLETE WITH ALL REQUIRED TRIM.
EBB-3	ELECTRIC BASEBOARD	—	1.2	60"	—/120/1	REZNOR ELECTRIC BASEBOARD HEATER MODEL "EBHB-60-AK1E". FURNISH COMPLETE WITH ALL REQUIRED TRIM.
ECUH-1	ELECTRIC CABINET UNIT HEATER	—	2.0	—	—/120/1	REZNOR ELECTRIC CABINET UNIT HEATER MODEL "EMC-02-AK3E-HG5". FURNISH COMPLETE WITH ALL REQUIRED TRIM.

- ① FURNISH COMPLETE WITH ALL REQUIRED TRIM.

EQUIPMENT SCHEDULE

<p>WH-1 WATER HEATER: BRADFORD WHITE GAS FIRED WATER HEATER MODEL "EF-60T-150-3N". 150,000 BTU/HR. 169 GALLONS PER HOUR RECOVERY WITH 100 DEGREE RISE. 60 GALLONS STORAGE. 120 VOLT, 1.8 AMPS. PROVIDE WITH EXPANSION TANK.</p> <p>B-1 BOILER: LOCHINVAR KNIGHT GAS FIRED BOILER, MODEL "WHN111". 110 MBH INPUT, 102 MBH OUTPUT. FURNISH COMPLETE WITH ALL REQUIRED TRIM TO INCLUDE BUT NOT LIMITED TO CONDENSATE NEUTRALIZATION KIT, REQUIRED CONTROLS AND SAFETIES. 120 VOLT. PROVIDE MANUFACTURERS VENT TERMINATION KIT.</p> <p>GMT-1 GLYCOL TANK: AXIOM MF200 PRESSURE PAL MINI SYSEM FEEDER, 6.0 GALLONS, WALL MOUNTED, 120 VOLT, 50 WATTS.</p>

HYDRONIC HEATING SCHEDULE

TAG	DISCRIPTION	SCFM	EWI	LWT	GPM	FLUID	MOTOR HP /VOLTS/ PH	REMARKS
HC-1	HEATING COIL	1,150	180	160	11.07	50/50% P.G.	—/—/—	TRANE HEATING COIL, 24"x24" WITH THREE-WAY MODULATING CONTROL VALVE. PROVIDE COMPLETE WITH ALL REQUIRED TRIM. ①

- ① FURNISH COMPLETE WITH ALL REQUIRED TRIM.



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 PALMER, AK 99645
 TEL: (907) 745-8825
 AECC 734

KNIK LANDING
 10204 S. Knik Goose Bay Road, Wasilla, AK

DATE:	09/09/25
DRAWN:	BKS
CHECKED:	TWS
JOB NO:	25982
REV.	DATE DESCRIPTION

SHEET TITLE:
MECHANICAL SCHEDULES

SHEET NUMBER:

M1.2

Permit Drawings

AIR HANDLER UNIT SCHEDULE

TAG	LOCATION	SCFM	RPM	E.S.P.	COOLING TONS	GAS INPUT MBH	HEATING OUTPUT MBH	USE	DISC.	MOTOR HP /VOLTS/ PH	REMARKS
AHU-1	MECH. ROOM	1,200	—	1.5"	—	60.0	58.0	S/A	HORIZ.	3/4/120/1	② SEE SPEC. BELOW (FLA 8.8) ③
AHU-2	MECH. ROOM	2,000	—	1.5"	—	120.0	117.0	S/A	HORIZ.	1/120/1	② SEE SPEC. BELOW (FLA 11.5) ③

- ① 120 VOLT/1/60
- ② PACKAGED GAS/ELECTRICAL AIR HANDLING UNIT.
- ③ SET MINIMUM OUTSIDE AIR AT 15%.
- ④ CONTRACTOR SHALL ENLIST THE SERVICES OF A STRUCTURAL ENGINEER FOR FINALLOCATION OF RTUS AND SHALL PROVIDE ANY MODIFICATIONS TO SSTRUCTURE REQUIRED FOR THE NEW UNITS.
- ⑤ STRUCTURAL AND SEISMIC CALCULATIONS FOR UNITS SHALL BE PROVIDED BY OTHERS.

AHU-1

FURNISH A INTERNATIONAL COMFORT PRODUCTS (ICP) MODEL"IG 96BTN060 1716B" UNIT OR EQUIVALENT IN ACCORDANCE WITH THE PERFORMANCE DESCRIBED ABOVE. PACKAGED UNIT SHALL BE DESIGNED FOR OUTDOOR INSTALLATION AND SHALL BE MOUNTED INDOOR.

THE HEATING SECTION SHALL BE INDIRECT NATURAL GAS WITH CLAM SHELL HEAT EXCHANGER. INTERMITTENT SPARK IGNITION WITH PROVEN PILOT. TWO-STAGE FIRING, POWER VENTED AND WITH ELECTRIC IGNITION CONTROL WITH FLAME SENSOR TO LOCK-OUT GAS VALVE ON IGNITION FAILURE.

THE FAN SECTION SHALL CONSIST OF A BELT DRIVEN BLOWER AND A FILTER SECTION WITH 1" THROW AWAY FILTERS.

OPTIONS SHALL INCLUDE AN ECONOMIZER PACKAGE WITH ENTHALPY HIGH LIMIT AND CO2 OVERRIDE. A BAROMETRIC RELIEF DAMPER PACKAGE, AND AN ELECTRONIC PROGRAMMABLE THERMOSTAT, WITH AUTOMATIC HEAT/COOL CHANGE OVER.

ELECTRICAL REQUIREMENTS: UNIT SHALL BE FURNISHED WITH HIGH EFFICIENCY MOTORS AND MAGNETIC STARTERS. THERMOSTAT HONEY WELL TB-8220.

AHU-2

FURNISH A INTERNATIONAL COMFORT PRODUCTS (ICP) MODEL"IG 96BTN120 2422B" UNIT OR EQUIVALENT IN ACCORDANCE WITH THE PERFORMANCE DESCRIBED ABOVE. PACKAGED UNIT SHALL BE DESIGNED FOR OUTDOOR INSTALLATION AND SHALL BE MOUNTED INDOOR.

THE HEATING SECTION SHALL BE INDIRECT NATURAL GAS WITH CLAM SHELL HEAT EXCHANGER. INTERMITTENT SPARK IGNITION WITH PROVEN PILOT. TWO-STAGE FIRING, POWER VENTED AND WITH ELECTRIC IGNITION CONTROL WITH FLAME SENSOR TO LOCK-OUT GAS VALVE ON IGNITION FAILURE.

THE FAN SECTION SHALL CONSIST OF A BELT DRIVEN BLOWER AND A FILTER SECTION WITH 1" THROW AWAY FILTERS.

OPTIONS SHALL INCLUDE AN ECONOMIZER PACKAGE WITH ENTHALPY HIGH LIMIT AND CO2 OVERRIDE. A BAROMETRIC RELIEF DAMPER PACKAGE, AND AN ELECTRONIC PROGRAMMABLE THERMOSTAT, WITH AUTOMATIC HEAT/COOL CHANGE OVER.

ELECTRICAL REQUIREMENTS: UNIT SHALL BE FURNISHED WITH HIGH EFFICIENCY MOTORS AND MAGNETIC STARTERS. THERMOSTAT HONEY WELL TB-8220.

FAN SCHEDULE

TAG	LOCATION	SCFM	RPM	E.S.P.	TYPE	NOM. SIZE	USE	DISC.	MOTOR HP /VOLTS/ PH	REMARKS
EF-1	TOILET ROOM	150	—	0.25"	CENTR.	—	E/A	HORIZ.	FR/120/1	PANASONIC "FV 20VQ3" WITH TRIM ①
EF-2	TOILET ROOM	450	—	0.375"	CENTR.	—	E/A	HORIZ.	1/4/120/1	GREENHECK "SQ 90" WITH DISCHARGE DAMPER, AND ALL REQUIRED TRIM
EF-3	MECH. ROOM	200	—	0.25"	CENTR.	—	E/A	HORIZ.	1/4/120/1	GREENHECK "SQ 75" WITH DISCHARGE DAMPER, AND ALL REQUIRED TRIM
CF-1	MAIN HALL	—	—	—	PADDLE	—	—	HORIZ.	FR/120/1	BIGASS "HAIKU" 52" INDOOR, UNIVERSAL WHITE FINISH, CEILING FAN 120 VOLT, 20.1 WATTS. FURNISH COMPLETE WITH ALL REQUIRED TRIM

- ① FURNISH WITH SPEED CONTROLLER, BACKFRAFT DAMPER, TIME DELAY WALL SWITCH AND WALL OR ROOF CAP.
- ② FURNISH WITH SPEED CONTROLLER, BACKFRAFT DAMPER, WALL MOUNTED REVERSE ACTING THERMOSTAT, AND INLET GUARD.

AIR OUTLET SCHEDULE

TAG	UNIT SIZE	SCFM	FINISH	USE	REMARKS
A	12"x4"	AS NOTED	---	S/A	TITUS "DL" DUCT MOUNTED DRUM DIFFUSER WITH O.B.D. ①
B	4"x 10"	AS NOTED	---	S/A	SHOEMAKER "TMS" CEILING DIFFUSER WITH O.B.D.
C	12"x12"	AS NOTED	---	S/A	TITUS "TMS" CEILING DIFFUSER WITH O.B.D.
J	8"x8"	AS NOTED	---	R/A	TITUS "50-F" DUCT MOUNTED RETURN GRILLE WITH O.B.D.
Q	12" x 12"	AS NOTED	---	R/A	TITUS "50-F" CEILING RETURN GRILLE
R	12" x 12"	AS NOTED	---	R/A	TITUS "350-RL" WALL RETURN GRILLE
U	36" x 12"	AS NOTED	---	R/A	TITUS "50-F" WALL RETURN GRILLE

- ① DIFFUSER NECK SIZE TO MATCH DUCT SIZE ON DRAWINGS..
- ② CONFIRM BORDER TYPE BEFORE ORDERING DIFFUSERS.



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 AECC 734

KNIK LANDING

10204 S. Knik Goose Bay Road, Wasilla, AK

DATE: 09/09/25
 DRAWN: Author
 CHECKED: Checker
 JOB NO: 25982

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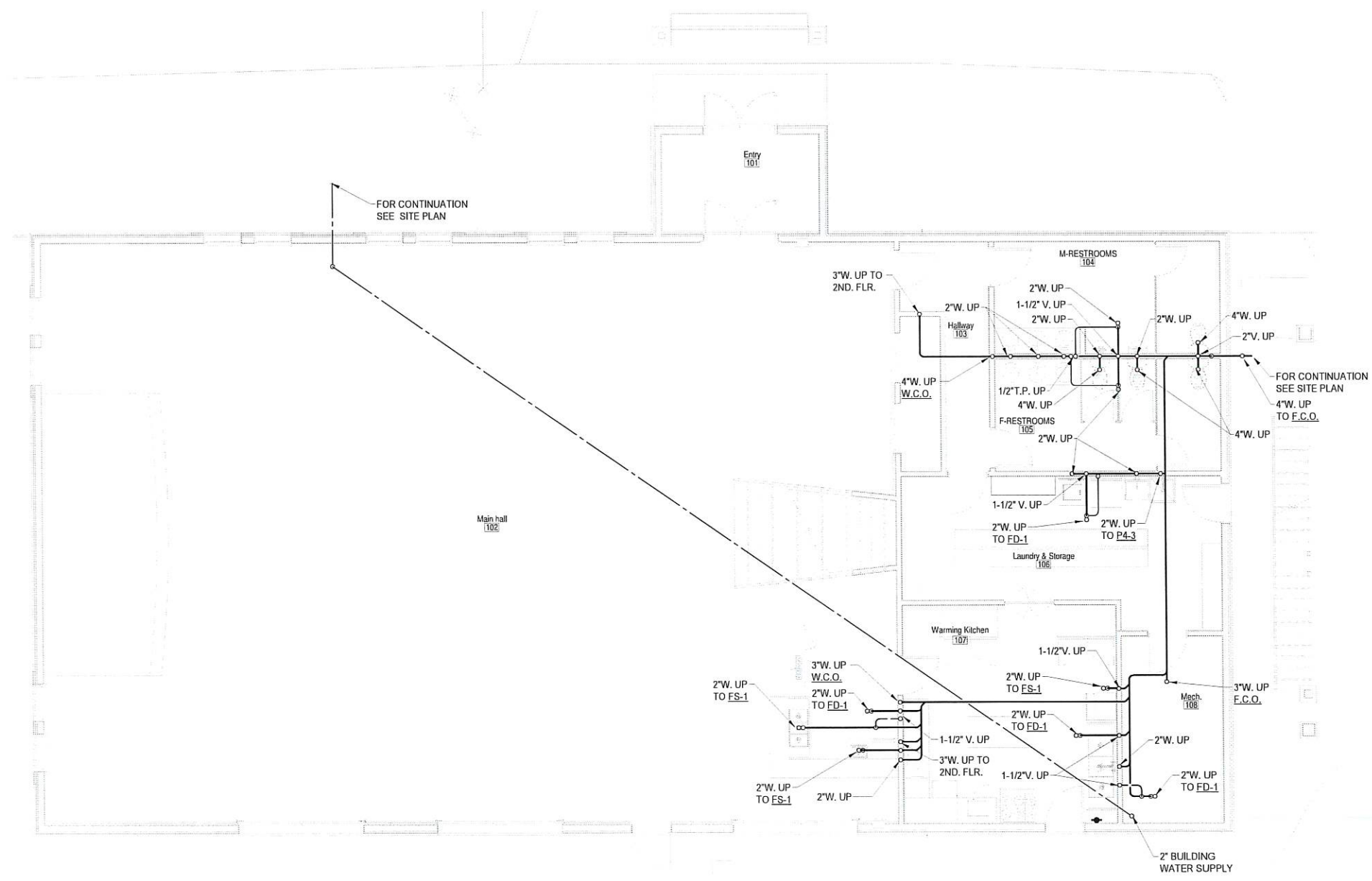
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M1.3

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1 Underground Plumbing - Plan
3/16" = 1'-0"



SAI CONSULTING ENGINEERS
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3705 ARCTIC BLVD. #1657 PALMER, AK 99645
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DATE	DESCRIPTION

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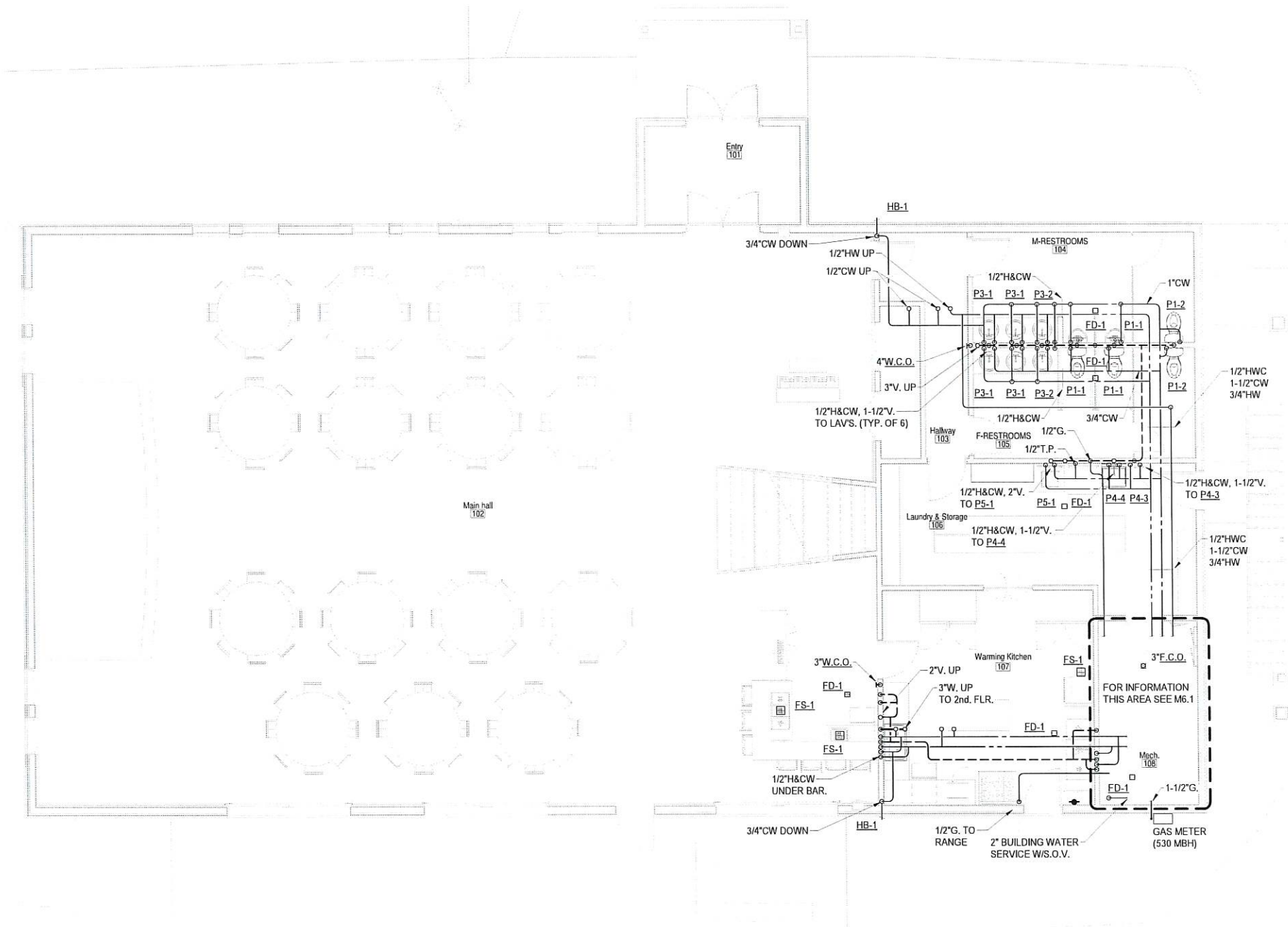
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1 1st. FLR. Plumbing - Plan
3/16" = 1'-0"



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KNIK LANDING
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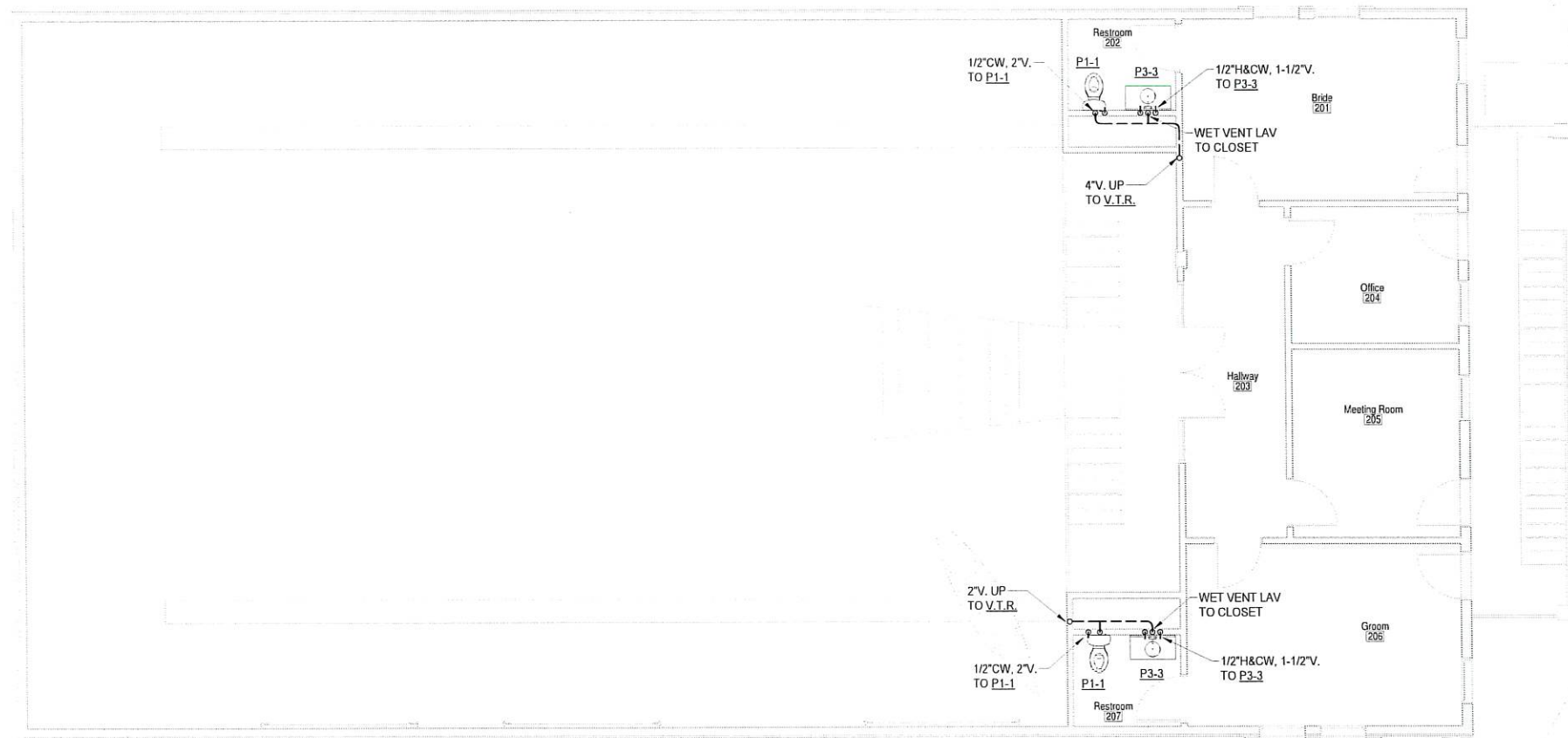
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M2.1

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1 2nd. Floor Plumbing - Plan
3/16" = 1'-0"



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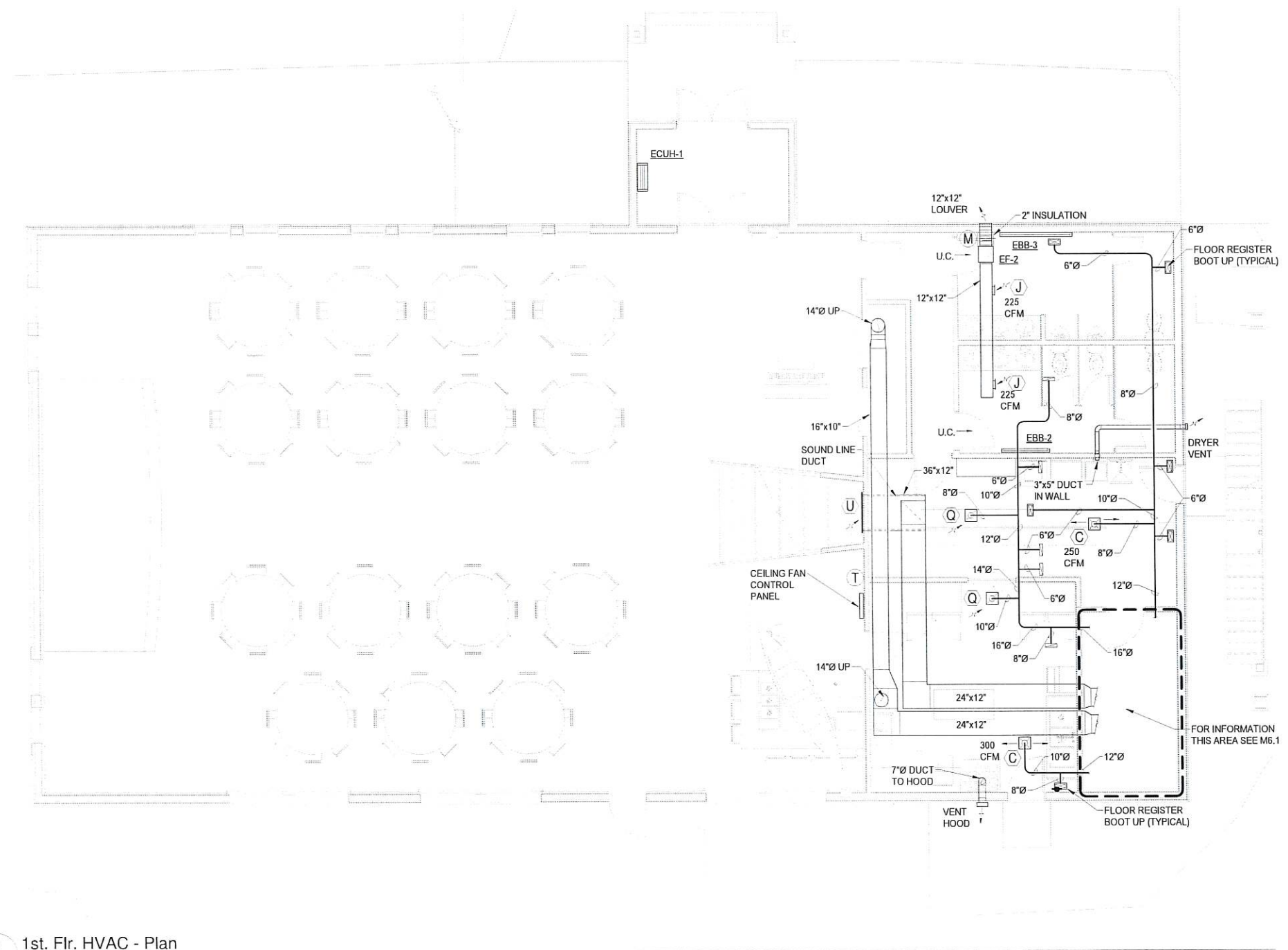
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1 1st. Flr. HVAC - Plan
 3/16" = 1'-0"



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SPURLOCK & ASSOCIATES, INC.
 3705 ARCTIC BLVD., #1657 PALMER, AK 99645
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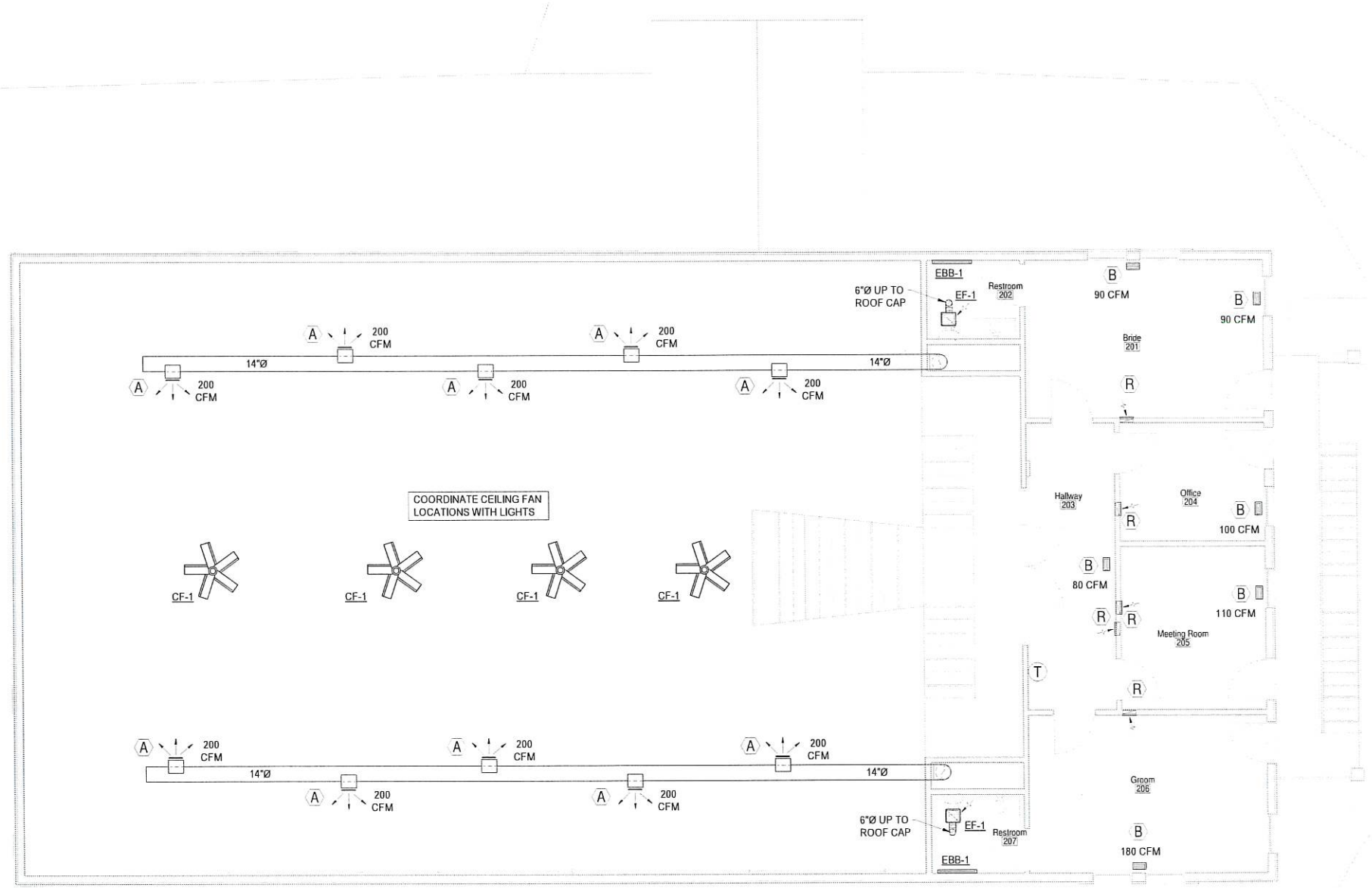
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1 2nd. Flr. HVAC - Plan
 3/16" = 1'-0"



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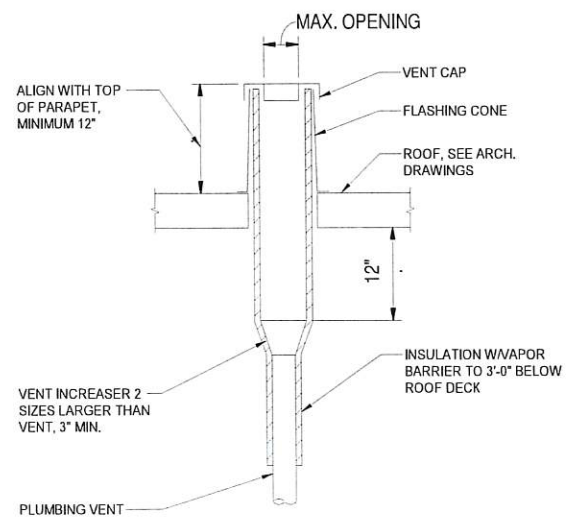
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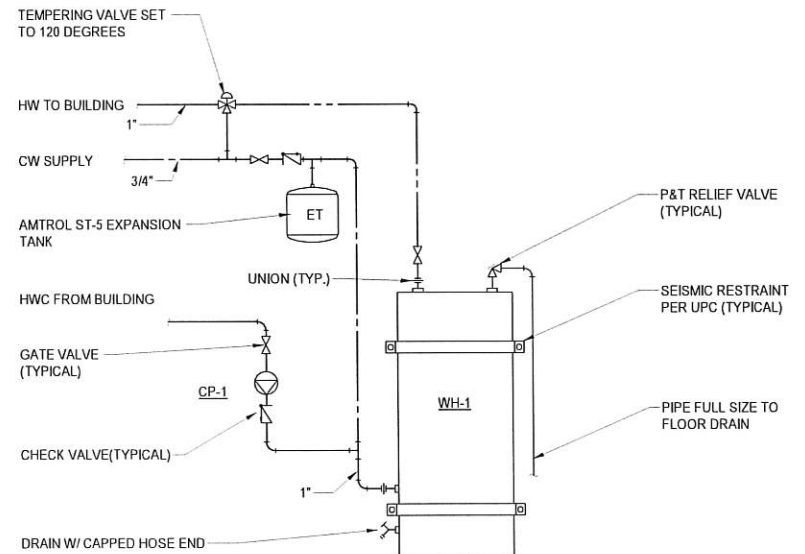
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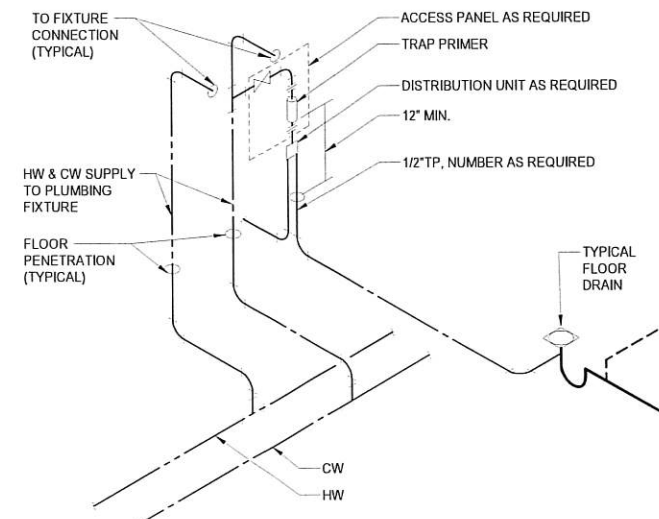
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1 VENT THRU ROOF DETAIL
12" = 1'-0"



2 WATER HEATER DETAIL
12" = 1'-0"



3 AUTOMATIC TRAP PRIMER DETAIL
12" = 1'-0"



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 MECHANICAL
 DETAILS

SHEET NUMBER:
M8.1

Permit Drawings



Determine Design LLC AECL1613
506 E. FIREWEED LN, SUITE A
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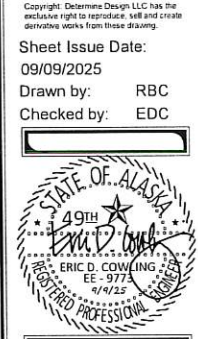


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Project Title: Knik Landing
Prepared for: Doug Massie
Sheet Title: LEGEND AND SPECIFICATIONS
Address: 10204 S Knik Goose Bay Rd. Wasilla, AK 99623

ELECTRICAL SPECIFICATIONS

X = PROVIDE SUBMITTAL
26 00 00 - GENERAL REQUIREMENTS: ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (NEC), STATE, MUNICIPAL, FEDERAL LAWS, AND AMENDMENTS GOVERNING THE PROJECT. ALL WORK SHALL BE PERFORMED UNDER THE SUPERVISION OF A CERTIFIED ADMINISTRATOR JOURNEYMAN ELECTRICIAN.

ALL ELECTRICAL EQUIPMENT SHALL BE NEW COMMERCIAL GRADE AND INCLUDE THE SEAL OF A NATIONALLY RECOGNIZED TESTING LABORATORY FOR THE PURPOSE IT IS INSTALLED AS A COMPLETE ASSEMBLY. THE CONTRACTOR SHALL SUBMIT A REQUEST FOR ANY SUBSTITUTION OR DEVIATION FROM THE DESIGN IN WRITING TO THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, SCHEDULE INSPECTIONS, AND PAY ALL ASSOCIATED FEES UNLESS DIRECTED OTHERWISE.

WORKING CLEARANCES: THE CONTRACTOR IS REQUIRED TO COORDINATE THE MINIMUM WORKING CLEARANCES AND DEDICATED EQUIPMENT REQUIRED BY THE NEC. THE CONTRACTOR IS REQUIRED TO COORDINATE WITH ALL SUBCONTRACTORS SO THAT ENCROACHMENTS INTO THE RESTRICTED SPACE ARE PREVENTED.

PROVIDE ALL CUTTING, CORING, AND PATCHING REQUIRED FOR ELECTRICAL INSTALLATION. REGISTERED STRUCTURAL ENGINEER APPROVAL IS REQUIRED WHEN CORING OR CUTTING OF STRUCTURAL MEMBERS IS REQUIRED.

COORDINATE WITH ARCHITECTURAL PLANS, SHOP DRAWINGS, AND OTHER TRADES PRIOR TO INSTALLATION FOR DEVICE AND EQUIPMENT LOCATIONS AND REQUIREMENTS.

26 01 10 - SUBMITTALS: PROVIDE MATERIAL AND EQUIPMENT SUBMITTAL FOR EACH SPECIFICATION SECTION DENOTED AS REQUIRED AT MINIMUM. SUBMITTALS SHALL BE SUBMITTED ELECTRONICALLY IN PDF FORMAT (UNLESS HARD COPY IS REQUIRED BY OTHER CONTRACT APPLYING TO THE ENTIRE PROJECT). SUBMIT ALL REQUIRED SECTIONS IN A SINGLE SUBMITTAL OR BROKEN INTO NO MORE THAN THE FOLLOWING SEPARATE SECTIONS: "LIGHTING", "EQUIPMENT", "WIRING/DEVICES", AND "SPECIAL SYSTEMS". ORGANIZE SUBMITTAL AND/OR EACH SECTION BY SPECIFICATION NUMBER FOLLOWED BY ANY MAJOR EQUIPMENT REFERENCE ON THE DRAWINGS WITH ALL OPTIONS AND SECTIONS HIGHLIGHTED TO DENOTE THE SPECIFIC EQUIPMENT PROPOSED. SUBMITTAL REVIEW IS FOR GENERAL DESIGN AND CONFIGURATION AND DOES NOT RELIEVE THE CONTRACTOR FROM PROVIDING A COMPLETE OPERATIONAL SYSTEM COMPLIANT WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

26 01 21 - RECORD DRAWINGS: MARK UP A SET OF DRAWINGS (REDLINES) SHOWING ALL ELECTRICAL WORK. SHOW DIAGRAMMATIC ROUTING MODIFICATIONS, SIZING, AND CIRCUIT REVISIONS TO THE CONTRACT PLANS. RECORD DRAWINGS SHALL BE KEPT ON SITE AVAILABLE FOR REVIEW DURING THE ENTIRE CONSTRUCTION PERIOD. SUBMIT FINAL REDLINE SET FOR APPROVAL PRIOR TO FINAL INSPECTION.

26 05 15 - POWER AND LIGHTING CONDUCTORS: STRANDED COPPER ROUTED IN CONDUIT UNLESS NOTED OTHERWISE. INSULATION TO BE THHN-2 90 DEGREE C FOR INDOOR APPLICATIONS AND XHHW-2 90 DEGREE C FOR OUTDOOR LOCATIONS, IN UNHEATED SPACES, OR INSTALLED WHILE THE AMBIENT TEMPERATURE IS LESS THAN -7C (20F). ALL CONDUCTORS SHALL BE INSTALLED IN ACCORDANCE WITH NEC REQUIREMENTS FOR AMBIENT TEMPERATURE DERATING, CONDUIT FILL DERATING, AND BOX FILL. PROVIDE UNSHARED DEDICATED NEUTRAL FOR EACH CIRCUIT. BRANCH CIRCUIT WIRING MAY BE INSTALLED IN SOLID CONDUCTOR CABLE TYPES DENOTED WHERE ROUTED CONCEALED AND SUPPORTED BY NEC REQUIREMENTS. TYPE W OR EQUAL CORDS WHERE INSTALLED IN ACCORDANCE WITH THE NEC REQUIREMENTS SIZED AS DENOTED IN THE NEC TABLES 400.5(A)(2) AND 400.5(A)(3).

240V/120V CONDUCTORS: COLOR CODE CONDUCTORS BLACK, RED, WHITE, AND GREEN. MINIMUM SIZE CONDUCTORS FOR 15 AND 20 AMP BRANCH CIRCUITS MEASURED FROM THE PANELBOARD TO THE FURTHEST DEVICE ON THE CIRCUIT UNLESS OTHERWISE NOTED ON THE DRAWINGS: 12 AWG UP TO 75 FT, 10 AWG 75 FT TO 140 FT, GREATER THAN 140 FT SIZE CONDUCTORS TO LIMIT VOLTAGE DROP TO 5% OR LESS.

26 05 19 - MC CABLES: METALCLAD (MC) CABLE WITH STEEL OUTER SHEATH. ALLOWED USES DRY WHERE ROUTED CONCEALED AND PROTECTED. SOLID CONDUCTORS FOR 10 AWG AND SMALLER

26 05 22 - SIGNAL AND CONTROL: CONDUCTORS TO BE CABLE OR CONDUCTORS IN CONDUIT OF THE TYPE AND CONFIGURATION AS MANUFACTURER RECOMMENDATIONS FOR EACH SYSTEM. CONDUCTORS/CABLES TO BE INSTALLED IN RACEWAY, CABLE TRAYS, OR CAT 6 RATED J-HOOKS SPACED NO MORE THAN 4 FT APART. WHEN ROUTED IN NON-ACCESSIBLE LOCATIONS, RETURN AIR CEILING OR FLOOR PLENUM, CABLES MUST BE CMP PLENUM RATED OR IN CONDUIT. DO NOT INSTALL WHEN AMBIENT TEMPERATURES ARE LESS THAN -7C (20F). CLASS 1: WHERE SYSTEM POWER SUPPLY IS NOT MARKED AS CLASS 2, PROVIDE ALL CONDUCTORS IN RACEWAY OR OTHER CLASS 1 RATED CABLE. CLASS 2: CABLES CAN BE IN CONDUIT OR CLASS 2 RATED CABLE.

26 05 26 - GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS: PROVIDE EQUIPOTENTIAL GROUNDING SYSTEM, IN ACCORDANCE WITH NEC ARTICLE 250. PROVIDE GROUNDING CONDUCTOR IN ALL RACEWAYS BONDED TO EQUIPMENT AND TO RACEWAY SYSTEM.

26 05 26.1 - GROUNDING AND BONDING FOR COMMUNICATION SYSTEMS: PROVIDE COMMUNICATION GROUND SYSTEM USING INSULATED GROUND BUS AT EACH TELECOM ROOM OR TTB BONDED TO THE MAIN SERVICE GROUND AND PROVIDE BOND FROM INSULATED GROUND BUS TO EACH RACK.

26 05 29 - HANGARS AND SUPPORTS FOR ELECTRICAL SYSTEMS: SUPPORT ALL ELECTRICAL EQUIPMENT INCLUDING, BUT NOT LIMITED TO, LIGHT FIXTURES, PANELBOARDS, BOXES, CONDUIT, ETC. PER NEC AND IBC SEISMIC REQUIREMENTS. PROVIDE SEISMIC SUPPORT AND DESIGN SEALED BY A LICENSED STRUCTURAL ENGINEER AS A DEFERRED SUBMITTAL TO THE AHJ FOR ALL EQUIPMENT OVER 400 LBS AND EQUIPMENT OVER 20 LBS MOUNTED GREATER THAN 4FT AFF, CONDUIT 2.5" OR GREATER AND ALL TRAPEZE OR WALL SUPPORTED RACEWAY 10 LBS/LF OR GREATER. SUPPORT STRUT AND MOUNTING HARDWARE TO BE GALVANIZED

26 05 30 - RACEWAY: ALL POWER, LIGHTING, CLASS 1, CLASS 2/3 CIRCUITS INSTALLED IN CONDUIT SHALL BE CONCEALED RACEWAY EXCEPT WHERE SPECIFICALLY INDICATED ELSEWHERE IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS. ELECTRICAL EQUIPMENT AND WIRING CAN BE EXPOSED IN MECHANICAL ELECTRICAL ROOMS, COOLER/FREEZERS, TELECOMMUNICATION ROOMS, OPEN CEILING SPACES, OR WHERE SPECIFICALLY NOTED. DO NOT ROUTE RACEWAYS ON THE EXTERIOR SURFACE OF THE BUILDING OR THE ROOF UNLESS SPECIFICALLY NOTED OTHERWISE. RACEWAYS CROSSING BUILDING SEISMIC JOINTS OR CONNECTING TO EQUIPMENT WHICH MOVES OR VIBRATES REQUIRE TRANSITION TO FLEXIBLE RACEWAY ACROSS JOINT WITH ENOUGH SLACK TO ALLOW BUILDING MOVEMENT IN ALL DIRECTIONS WITHOUT DAMAGE.

26 05 31 - POLYVINYL CHLORIDE CONDUIT (PVC): UL 651, SCHEDULE 40 AND SCHEDULE 80. FITTINGS: UL 514C AND UL 514D. USES: SCHEDULE 40 - BELOW GRADE OR SLAB ON GRADE. SCHEDULE 80 - BELOW GRADE, SLAB ON GRADE, CORROSIVE ENVIRONMENT, OR EXPOSED. DO NOT INSTALL WHEN AMBIENT TEMPERATURES ARE LESS THAN -7C (20F).

ELECTRICAL SPECIFICATIONS

X = PROVIDE SUBMITTAL
26 05 33 - RIGID METAL CONDUIT (RMC): ANSI C80.1, UL 6, WITH BUSHINGS AT ALL TERMINATIONS. FITTINGS: GALVANIZED MALLEABLE IRON WITH THREADED HUBS FOR ALL CONDUIT ENTRIES AND COUPLINGS. SET SCREW OR RUNNING THREAD FITTINGS ARE NOT PERMITTED. USES: WET OR DRY WHERE INSTALLED BELOW GRADE, IN CONCRETE, STUB UPS, CONCEALED, WHERE EXPOSED TO PHYSICAL DAMAGE, ROUTED ON BUILDING ROOF, SERVICE RISERS, OR WITHIN 10FT OF RACEWAY ROUTED INTO FIXED FOUNDATIONS SUCH AS LIGHT POLE BASE OR STRUCTURE. MUST USE THREADED FITTINGS. MYERS HUBS WITH GROUNDING LOCKNUTS ARE REQUIRED FOR SERVICE RACEWAYS TO CTS, METERS AND MAIN DISCONNECTS.

26 05 34 - ELECTRICAL METALLIC TUBING (EMT): ANSI C80.3, UL 797; GALVANIZED STEEL TUBING. FITTINGS: NEMA FB 1; GALVANIZED STEEL OR MALLEABLE IRON SET SCREW OR COMPRESSION. DIE CAST OR PRESSURE CAST FITTINGS OR LOCKNUTS ARE NOT PERMITTED. USES: WET OR DRY CONCEALED OR EXPOSED WHERE NOT SUBJECT TO PHYSICAL DAMAGE. WET OR DAMP LOCATIONS REQUIRE RAINIGHT WET RATED GLAND COMPRESSION COUPLINGS AND CONNECTORS. NOT PERMITTED FOR SERVICE ENTRANCE RACEWAY, IN CONTACT WITH EARTH, OR IN CONTACT WITH CONCRETE.

26 05 35 - FLEXIBLE METAL CONDUIT (FMC): GALVANIZED OR ZINC COATED FLEXIBLE STEEL CONSTRUCTION. FMC FITTINGS: GALVANIZED MALLEABLE IRON OR STEEL WITH INSULATED THROATS. USES: DRY SPACES LENGTHS LESS THAN 6FT FOR CONNECTIONS TO MOTORS, TRANSFORMERS, AND OTHER MOVABLE OR VIBRATING EQUIPMENT.

LIQUIDTIGHT FLEXIBLE CONDUIT (LTMC): GALVANIZED OR ZINC COATED FLEXIBLE STEEL CONSTRUCTION WITH PVC OUTER JACKET. USES: DRY, DAMP, OR WET LOCATIONS LENGTHS LESS THAN 6FT FOR CONNECTIONS TO MOTORS, TRANSFORMERS, AND OTHER MOVABLE OR VIBRATING EQUIPMENT.

26 05 36 - WET OR DAMP LOCATIONS: USE DEVICES, FIXTURES, RACEWAYS, CONNECTORS, COUPLINGS, CABLES, ENCLOSURES, SUPPORTS, DEVICES, COVER PLATES, AND CONDUCTORS RATED FOR LOCATION INSTALLED.

26 05 40 - BOXES: PROVIDE PULL AND JUNCTION BOXES AS REQUIRED SIZED PER NEC REQUIREMENTS. BOX TO BE NEMA RATED FOR THE THE ENVIRONMENT INSTALLED. BRANCH CIRCUIT JUNCTION BOXES TO BE ELECTRO-GALVANIZED, 4" SQUARE BY 1 1/2" DEEP MINIMUM FOR USE IN DRY INTERIOR AREAS. PROVIDE 4 11/16" SQUARE BY 2 1/8" DEEP OUTLET BOXES FOR ALL VOICE AND DATA OUTLETS. DO NOT INSTALL BOXES BACK-TO-BACK IN WALLS. PROVIDE SEPARATION TO MINIMIZE SOUND TRANSFER. PROVIDE FIRE RATED PADS TO COVER EACH BOX IN FIRE RATED WALLS WHERE NECESSARY TO MAINTAIN FIRE WALL RATING.

26 05 40.1 - WET OR DAMP LOCATION BOXES AND FITTINGS: BOXES: WET RATED. FITTINGS: THREADED HUBS OR RAINIGHT CONNECTORS FOR EMT. OUTLET BOXES SHALL BE CAST FERROUS WITH THREADED HUBS, NEMA 3R FOR EXTERIOR LOCATIONS, NEMA 4 FOR EXTERIOR OR INTERIOR WET LOCATIONS SUBJECT TO WATER SPRAY. NEMA 4X FOR OUTDOOR WITHIN 1 MILE OF THE COASTLINE, CONTROL EQUIPMENT, AND INTERIOR/EXTERIOR WET LOCATIONS EXPOSED TO CORROSIVE ENVIRONMENT.

26 05 53 - IDENTIFICATION FOR ELECTRICAL EQUIPMENT: PROVIDE PLACARDS FOR ALL NEW AND EXISTING AFFECTED ELECTRICAL SWITCHBOARDS, PANELBOARDS, TRANSFER SWITCHES, CONTACTORS, EQUIPMENT AND DISCONNECTS PER NEC REQUIREMENTS.

X 26 09 24 - PHOTOCCELL: ENCLOSED IN A WEATHER TIGHT ENCLOSURE WITH THREADED NIPPLE. THE ENCLOSURE SHALL BE SUITABLE FOR MOUNTING IN ANY POSITION WITH AN ADJUSTMENT SHIELD TO PERMIT ADJUSTMENT TO TURN-ON LIGHT LEVEL REQUIREMENTS.

X 26 24 17 - LOAD CENTERS: PROVIDE AND INSTALL RESIDENTIAL GRADE LOAD CENTERS OF THE RATING AND CONFIGURATION AS SHOWN ON THE SINGLE LINE DIAGRAM, PANEL SCHEDULES, AND SCCR TABLE. PROVIDE CIRCUIT DIRECTORY SHOWING CIRCUITING ARRANGEMENT. PROVIDE UL LISTED SURGE PROTECTION DEVICE AND COMBINATION-TYPE ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) BREAKER PROTECTION FOR ALL BRANCH CIRCUITS IN DWELLING UNITS, DORMITORIES, HOTEL GUEST SUITES, OR BARRACKS SLEEPING ROOM.

X 26 27 13 - ELECTRICAL SERVICES: THE ELECTRICAL CONTRACTOR SHALL CONTACT EACH SERVING UTILITY CO. AND VERIFY EXACT SERVICE REQUIREMENTS, LOCATION FOR POWER, TELEPHONE AND CABLE TV. SUBMIT EQUIPMENT SUBMITTALS/SHOP DRAWINGS TO SERVING POWER UTILITY FOR COORDINATION OF FAULT CURRENT RATINGS AND CONFIGURATION APPROVAL PRIOR TO EQUIPMENT PROCUREMENT. THE CONTRACTOR SHALL COORDINATE AND PROVIDE ALL REQUIREMENTS OF EACH SERVING UTILITY AND ALL EQUIPMENT SHALL CONFORM TO THE SERVING UTILITY STANDARDS AND REQUIREMENTS.

26 27 26 - WIRING DEVICE PLATES: COORDINATE COLOR WITH OWNER. FINISHED AREAS - FLUSH SMOOTH PLASTIC WITH MATCHING SCREWS. UNFINISHED AREAS - RAISED GALVANIZED STEEL. WET OR DAMP LOCATIONS PROVIDE WET RATED GASKETED PLATES. EXTERIOR AREAS - WEATHERPROOF WHILE-IN-USE, DIE CAST METAL, POWDER COAT FINISH, GASKETED, EXTRA DUTY RATED.

26 27 27 - RECEPTACLES: TAMPER-RESISTANT DUPLEX (AS DENOTED ON THE PLANS) COMMERCIAL GRADE, 2 POLE, 3 WIRE, 120V, 20 AMP STRAIGHT BLADE, UON, UL LISTED, SMOOTH NYLON FACE. BACK AND SIDE WIRED. INSTALL RECEPTACLES VERTICALLY WITH GROUNDING POLE ON BOTTOM UNLESS NOTED OTHERWISE.

26 27 28 - GFCI RECEPTACLES: DUPLEX WITH CLASS 3 INTEGRAL GROUND FAULT CURRENT INTERRUPTER (GFCI). THE GFCI SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION OR PROVIDE GFCI BREAKER IN PANEL. EXTERIOR, WET, OR DAMP LOCATIONS SHALL BE WEATHER RESISTANT MARKED "WR" ON THE FACE.

26 27 29 - SPECIAL RECEPTACLES: AMPERAGE/VOLTAGE/POLES AS DENOTED ON PLANS. COORDINATE RECEPTACLE CONFIGURATION WITH EQUIPMENT PROVIDED. RECEPTACLES DENOTED AS GFCI PROTECTED MAY BE PROTECTED BY GFCI CIRCUIT BREAKER OR REMOTE GFCI PROTECTION MODULE WITH TEST/RESET IN ACCESSIBLE LOCATION.

26 27 35 - SWITCHES: 20 AMP, 120/277V AC, BACK AND SIDE WIRED CONFIGURED AS INDICATED ON THE DRAWINGS. PROVIDE NEUTRAL (GROUNDED CONDUCTOR) IN ALL SWITCH BOXES FOR EACH SWITCHED CIRCUIT TO ALLOW FUTURE TECHNOLOGIES TO BE INSTALLED WHICH REQUIRE NEUTRAL CONDUCTOR.

26 27 36 - DIMMING SWITCHES: COMPATIBLE WITH FIXTURE SPECIFIED. ON/OFF CONTROL WITH RAISE AND LOWER PUSHBUTTONS.

26 27 37 - OCCUPANCY WALL SENSORS: DUAL TECHNOLOGY, PASSIVE INFRARED (PIR), SELF ADJUSTING, AUTOMATIC DUAL MODE WITH AUTO ON - AUTO OFF CONFIGURATION.

Table with 2 columns: Key Name, FullWord. Abbreviations for electrical components like DENOTES TYPICAL IN LIGHT FIXTURE TYPES, DEMOLISH, EXISTING, RELOCATED, etc.

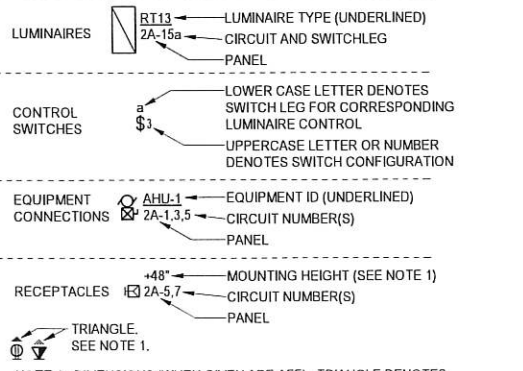
Table with 2 columns: EQUIPMENT (TO CENTER UON), HEIGHT (UON). Mounting height schedule for various equipment like CONTACTORS, MOTOR STARTERS, DISCONNECT (TOP), etc.

ELECTRICAL LEGEND

- PHOTOCCELL CONTROL
LUMINAIRE - TYPE AS NOTED ON PLAN - LINWORK MAY VARY
LUMINAIRE - WALL MOUNTED: TYPE AS NOTED ON PLAN
LUMINAIRE - FILL INDICATES EMERGENCY (MAY VARY) - TYPE ENDS WITH 'E'
EMERGENCY LIGHTING UNIT (WALL; CEILING; REMOTE HEAD)
EXIT SIGN SHADE DENOTES FACE; ARROWS AS INDICATED
COMBINATION EMERGENCY LIGHTING UNIT/EXIT SIGN, SHADE DENOTES FACE
SWITCH - SINGLE POLE, SINGLE THROW, UON
SWITCH - SEE SWITCH LEGEND FOR TYPE
EMERGENCY SHUTDOWN
WALL SENSOR - SEE SWITCH LEGEND: WALL SENSOR FOR TYPE
METERING DEVICE
POWER PANELBOARD
MOTOR CONNECTION
FUSED SAFETY SWITCH / DISCONNECT
ELECTRIC BASEBOARD HEATER
JUNCTION BOX OR EQUIPMENT CONNECTION (CEILING; WALL; FLOOR)
JUNCTION BOX OR EQUIPMENT CONNECTION - WALL MOUNTED
DUPLEX RECEPTACLE
DOUBLE DUPLEX RECEPTACLE
DUPLEX RECEPTACLE - GFCI PROTECTED
DUPLEX RECEPTACLE - GFCI PROTECTED, WEATHERPROOF, +24" UON
DOUBLE DUPLEX RECEPTACLE - GFCI PROTECTED
DUPLEX RECEPTACLE - PROTECTED BY GFCI CIRCUIT BREAKER IN PANEL
SPECIAL RECEPTACLE - GFCI PROTECTED (VERIFY NEMA CONFIGURATION)
TELECOMMUNICATION OUTLET

- SWITCH LEGEND
STANDARD: 3 (THREE WAY); 4 (FOUR WAY); B (THREE WAY DIMMER); C (TIMER); D (DIMMER); K (KEYED); L (LOW VOLTAGE); P (PILOT LIGHT); S (VARIABLE SPEED CONTROL); T (INTEGRAL MOTOR OVERLOAD)
WALL SENSOR: 2 (DUAL CIRCUIT OCCUPANCY); D (DIMMING VACANCY SENSOR); O (OCCUPANCY SENSOR); V (VACANCY SENSOR)
LINE TYPE/LINEWEIGHT DENOTING FUTURE WORK
LINE TYPE/LINEWEIGHT DENOTING DEMO WORK
LINE TYPE/LINEWEIGHT DENOTING EXISTING WORK TO REMAIN
LINE TYPE/LINEWEIGHT DENOTING NEW WORK
LINE TYPE/LINEWEIGHT DENOTING NEW ONE-LINE CONNECTIONS
LINE TYPE/LINEWEIGHT DENOTING BELOW GRADE CONDUIT
LINE TYPE/LINEWEIGHT DENOTING CONTROL WIRING

EQUIPMENT TAG LEGEND



NOTE 1: DIMENSIONS (WHEN GIVEN ARE AFF). TRIANGLE DENOTES 48" AFF IN OPEN AREAS OR AT CASEWORK LOCATIONS TO BE 4" ABOVE COUNTERTOP (BACKSPASH WHEN PRESENT). COORDINATE WITH ARCHITECTURE. THIS APPLIES TO ALL ELECTRICAL DEVICES.

Table with 3 columns: NUM, REV#, SHEET TITLE. Electrical sheet list including LEGEND AND SPECIFICATIONS, SCHEDULES, ELECTRICAL SITE PLAN, 1ST FLOOR LIGHTING PLAN, etc.

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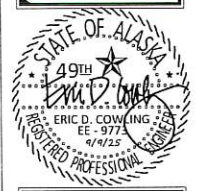
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LUMINAIRE SCHEDULE								
NOTES								
(KEY)	"x" DENOTES A GENERAL, NON-REFERENCED, NOTE. NUMBERED NOTES ARE REFERENCED IN THE SCHEDULE.							
(A)	COLUMN HEADER DENOTED "IU" IS FOR INTERNAL USE ONLY BY EIC ENGINEERS FOR QC. THE VALUE HAS NO CONTRACTUAL IMPLICATIONS.							
(B)	CATALOG NUMBERS ARE FOR GENERAL REFERENCE AND ARE NOT INCLUSIVE OF ALL OPTIONS/REQUIREMENTS DENOTED ON PLANS AND SPECIFICATIONS. ASTERISK (*) DENOTES COORDINATION ITEMS.							
(C)	REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND PROVIDE MOUNTING HARDWARE/FLANGES ETC FOR ALL LUMINAIRES FOR CEILING TYPES SHOWN.							
(D)	PROVIDE UNIVERSAL OR MULTI-VOLTAGE DRIVERS WHEN AVAILABLE. COORDINATE EXACT VOLTAGE/PHASE WITH CONNECTED CIRCUITS IN ALL OTHER SITUATIONS.							
(E)	LIGHT SOURCE COLOR TEMPERATURE, UNLESS OTHERWISE NOTED: 3500K (SELECT NEAREST AVAILABLE COLOR TEMP FOR EACH LUMINAIRE TYPE). LIGHT SOURCE CRI TO BE 80 MIN, UON.							
(F)	COLOR FINISH FOR ALL EXTERIOR LUMINAIRES TO BE DARK BRONZE UON.							
1	NOT USED.							
SCHEDULE								
IU	TYPE	DESCRIPTION	WATTS	LUMENS	MOUNTING	MANUFACTURER	MODEL	NOTE
57	D41	4" OPEN LED DOWNLIGHT, ADJUSTABLE (SET TO 750LM)	13 W	750 LM LED	CEILING RECESSED	LITHONIA	LDN4 AL01 SWW1* L04AR LD MVOLT UGZ	
7	D41E	4" OPEN LED DOWNLIGHT, ADJUSTABLE (SET TO 750LM) FED FROM EM INVERTER	13 W	750 LM LED	CEILING RECESSED	LITHONIA	LDN4 AL01 SWW1* L04AR LD MVOLT UGZ	
47	DJ41	4" OPEN LED DOWNLIGHT	12 W	954 LM LED	CEILING RECESSED	JUNO	IC1LED G4 09LM *K *CRI * 17 HZWH	
14	E2	EMERGENCY LIGHTING UNIT W/ TWO ADJUSTABLE HEADS	1 W	(2) 1.2W LED	WALL +7'-0" OR CEILING	LITHONIA	ELM2L M12	
1	EM	EMERGENCY LIGHTING UPS SINE WAVE INVERTER, 125VA, UL924	125 W	N/A	SURFACE	EVENLITE	PW 12 LC V1	
3	LC4	4FT LED STRIP WITH DROPPED LENS WHITE FINISH	26 W	3906 LM LED	SURFACE	LITHONIA	CLX L48 4000LM SEF RDL MVOLT GZ10 *K *CRI WH	
12	LF14	1' X 4' LED FLAT PANEL ADJUSTABLE OUTPUT (SET TO HIGH LM)	40 W	4356 LM LED	CEILING SURFACE	LITHONIA	CPANL 1X4 AL01 SWW7 M4 DCMK 14	
6	RM1	1FT LED CYLINDER VANITY	10 W	829 LM LED	WALL OVER MIRROR	LITHONIA	FMVCLS 12IN MVOLT * 90CRI BN	
2	RM2	2FT LED CYLINDER VANITY	18 W	1737 LM LED	WALL OVER MIRROR	LITHONIA	FMVCLS 24IN MVOLT * 90CRI BN	
4	XA	LED EXIT SIGN W/ EXTERIOR REMOTE EM LIGHT	2 W	GREEN LED	WALL OR CEILING	LITHONIA	LHQM LED G HO RO; AFB OELR DDBTXD WT	
4	XE	LED COMBO EXIT SIGN & EM LIGHTING UNIT W/ BATTERY BACKUP	4 W	GREEN LED	WALL OR CEILING	LITHONIA	LHQM LED G	
4	XEA	LED COMBO EXIT SIGN & EM LIGHTING UNIT W/ EXT REMOTE EM LIGHT	4 W	GREEN LED	WALL OR CEILING	LITHONIA	LHQM LED G HO; AFB OELR DDBTXD WT	
5	ZMCU1	OUTDOOR LED ROUND CYLINDER UP/DOWNLIGHT LIGHT, CAST-AL	14 W	947 LM LED	WALL	LITHONIA	OLLWU LED P1 40K MVOLT *	
1	ZMR	OUTDOOR LED WALL SCONCE, DIE-CAST ALUMINUM	24 W	LED	WALL	KENALL	MR13FL PP * 20L *K *	
6	ZWG6	OUTDOOR LED WALL LUMINAIRE, DIE-CAST ALUMINUM	48 W	6127 LM LED	WALL	LITHONIA	WDGE2 LED P5 * 80CRI VF MVOLT **	

UTILIZATION EQUIPMENT CONNECTION SCHEDULE																			
NOTES																			
(KEY)	"x" DENOTES A GENERAL, NON-REFERENCED, NOTE. NUMBERED NOTES ARE REFERENCED IN THE SCHEDULE.																		
(A)	COLUMN HEADER DENOTED "IU" IS FOR INTERNAL USE ONLY BY EIC ENGINEERS FOR QC. THE VALUE HAS NO CONTRACTUAL IMPLICATIONS.																		
(B)	REFER TO FLOOR PLAN DRAWINGS FOR EQUIPMENT TYPE REQUIREMENTS, LOCATIONS AND QUANTITIES.																		
(C)	COORDINATE ALL CONNECTION REQUIREMENTS WITH ACTUAL EQUIPMENT SUPPLIED PRIOR TO ROUGH-IN.																		
(D)	COORDINATE AND PROVIDE SPECIFIC SIZING OF OVERLOADS AND FUSES WITH EQUIPMENT RATINGS.																		
(E)	FRACTIONAL HP TYPE MOTOR SWITCH WHERE AUTO CONTROL IS REQUIRED PROVIDE 'RELAY IN BOX'.																		
(F)	DISCONNECT HP RATING TO BE SIZED PER VOLTAGE AND FUSE TYPE UTILIZED.																		
(G)	DISCONNECTS DENOTED PLANS CAN BE ELIMINATED WHEN PROVIDED INTEGRAL WITH EQUIPMENT.																		
(H)	PROVIDE EQUIPMENT NAMEPLATE FOR EACH EQUIPMENT CONNECTION. REFER TO EQUIPMENT SCCR SCHEDULE FOR ADDITIONAL REQUIREMENTS.																		
(I)	THE 'SCA' COLUMN DENOTES CALCULATED SHORT CIRCUIT AMPS ON LINE SIDE OF EQUIPMENT. THE 'MIN FT' COLUMN DENOTES CONDUCTOR LENGTH USED FOR THE SCA CALCULATION. THE ACTUAL LENGTH IS EXPECTED TO BE LONGER. IF THE ACTUAL LENGTH IS LESS THAN 'MIN FT', THE SCA MUST BE RECALCULATED.																		
(J)	THE 'SCCR' COLUMN DENOTES THE ANTICIPATED FACTORY EQUIPMENT SHORT CIRCUIT CURRENT RATING. CONTRACTOR SHALL VERIFY THE ACTUAL EQUIPMENT SCCR MEETS OR EXCEEDS THE SCCR VALUE DENOTED IN THIS TABLE. WHERE THE EQUIPMENT SCCR IS LESS THAN THE SCA VALUE, THE CONTRACTOR SHALL PROVIDE CURRENT LIMITING FUSES TO RESTRICT THE PEAK LET-THRU AMPS TO LESS THAN THE EQUIPMENT SCCR. IN THESE CASES, REFER TO "FUSE PART #" COLUMN FOR THE ENGINEER RECOMMENDED FUSE TO BE PROVIDED. PROVIDE WARNING SIGNAGE DENOTING FUSE PEAK LET-THRU AMPERAGE, TEXT DENOTING "IDENTIFIED REPLACEMENT COMPONENTS REQUIRED", FOLLOWED BY AMPERAGE AND MANUFACTURER MODEL/TYPE OF FUSE REQUIRED. THE CONTRACTOR SHALL ALSO PROVIDE THE PEAK LET-THRU TABLE FOR THE FUSE INSTALLED AND POST AT THE ASSOCIATED EQUIPMENT DISCONNECT FOR INSPECTOR REVIEW. PROVIDE CLASS RK-5, J, OR SIMILAR TIME-DELAY FUSES OR EQUAL PER THE SYSTEM REQUIREMENTS WHERE SPECIFIC FUSE PART NUMBER IS NOT DENOTED.																		
(K)	EQUIPMENT WITH NO VALUES IN "MIN FT", "SCA", AND "SCCR" CELLS INDICATE NO ANALYSIS IS REQUIRED. EQUIPMENT WITH NO VALUES IN "FUSE PART #" AND "LET-THRU AMPS" CELLS INDICATE NO SPECIFIC FUSE IS REQUIRED.																		
1	NOT USED.																		
SCHEDULE										ENGINEERED SHORT CIRCUIT CURRENT MITIGATION									
IU	EQUIP ID	LOCATION OR FUNCTION	KVA	HP	FLA	MCA	MFS	TYPE	INGRESS RATING	V	PH	OPD	CIRCUIT (MINIMUM) CU UON	MIN FT	SCA	SCCR	FUSE PART #	LET-THRU AMPS	NOTE
1	AHU-1	AIR HANDLER UNIT	1.056		8.8			FUSED DISC	NEMA 1	120	1	20 A	0.5°C, (2)12 AWG, (1)12 AWG EGC	5	4140	5,000	NA	SCA	
1	AHU-2	AIR HANDLER UNIT	1.380		11.5			FUSED DISC	NEMA 1	120	1	20 A	0.5°C, (2)12 AWG, (1)12 AWG EGC	13	2155	5,000	NA	SCA	
1	B-1	BOILER	0.150	FHP				MOTOR SWITCH	NEMA 1	120	1	20 A	0.5°C, (2)12 AWG, (1)12 AWG EGC	14	2063	5,000	NA	SCA	
1	CF-1	CEILING PADDLE FAN	0.200	FHP				J-BOX	NEMA 1	120	1	20 A	0.5°C, (2)12 AWG, (1)12 AWG EGC	79	452	5,000	NA	SCA	
1	CF-1	CEILING PADDLE FAN	0.200	FHP				J-BOX	NEMA 1	120	1	20 A	0.5°C, (2)12 AWG, (1)12 AWG EGC	44	785	5,000	NA	SCA	
1	CF-1	CEILING PADDLE FAN	0.200	FHP				J-BOX	NEMA 1	120	1	20 A	0.5°C, (2)12 AWG, (1)12 AWG EGC	66	531	5,000	NA	SCA	
1	CF-1	CEILING PADDLE FAN	0.200	FHP				J-BOX	NEMA 1	120	1	20 A	0.5°C, (2)12 AWG, (1)12 AWG EGC	54	647	5,000	NA	SCA	
1	CP-1	CIRCULATION PUMP	0.264	1/12				MOTOR SWITCH	NEMA 1	120	1	20 A	0.5°C, (2)12 AWG, (1)12 AWG EGC	12	2342	5,000	NA	SCA	
1	CP-2	CIRCULATION PUMP	0.150	FHP				MOTOR SWITCH	NEMA 1	120	1	20 A	0.5°C, (2)12 AWG, (1)12 AWG EGC	12	2282	5,000	NA	SCA	
1	DW	DISHWASHER	1.200					DUPLEX 5-20R GFCI CB	NEMA 1	120	1	20 A	0.5°C, (2)12 AWG, (1)12 AWG EGC	27	1226	5,000	NA	SCA	
1	EBB-1	ELECTRIC BASEBOARD - 3 LINEAR FEET	0.750					J-BOX	NEMA 1	120	1	20 A	0.5°C, (2)12 AWG, (1)12 AWG EGC	27	1213	5,000	NA	SCA	
1	EBB-1	ELECTRIC BASEBOARD - 3 LINEAR FEET	0.750					J-BOX	NEMA 1	120	1	20 A	0.5°C, (2)12 AWG, (1)12 AWG EGC	40	862	5,000	NA	SCA	
1	EBB-2	ELECTRIC BASEBOARD - 4 LINEAR FEET	1.000					J-BOX	NEMA 1	120	1	20 A	0.5°C, (2)12 AWG, (1)12 AWG EGC	17	1776	5,000	NA	SCA	
1	EBB-3	ELECTRIC BASEBOARD - 5 LINEAR FEET	1.250					J-BOX	NEMA 1	120	1	20 A	0.5°C, (2)12 AWG, (1)12 AWG EGC	34	979	5,000	NA	SCA	
1	ECUH-1	CABINET UNIT HEATER	2.000					MOTOR SWITCH	NEMA 1	120	1	30 A	0.75°C, (2)8 AWG, (1)8 AWG EGC	58	1398	5,000	NA	SCA	
1	EF-1	EXHAUST FAN	0.120	FHP				DIRECT WIRED	NEMA 1	120	1	20 A	0.5°C, (2)12 AWG, (1)12 AWG EGC	28	1173	5,000	NA	SCA	
1	EF-1	EXHAUST FAN	0.120	FHP				DIRECT WIRED	NEMA 1	120	1	20 A	0.5°C, (2)12 AWG, (1)12 AWG EGC	38	903	5,000	NA	SCA	
1	EF-2	EXHAUST FAN	0.696	1/4				MOTOR	NEMA 1	120	1	20 A	0.5°C, (2)12 AWG, (1)12 AWG EGC	34	1001	5,000	NA	SCA	
1	EF-3	EXHAUST FAN	0.696	1/4				MOTOR SWITCH	NEMA 1	120	1	15 A	0.5°C, (2)12 AWG, (1)12 AWG EGC	10	2739	5,000	NA	SCA	
1	GW-1	GLASS WASHER	2.880		12			NEMA 6-15R	NEMA 1	240	1	15 A	0.5°C, (3)12 AWG, (1)12 AWG EGC	30	1963	5,000	NA	SCA	
1	HOOD	KITCHEN HOOD	0.200	0.25					NEMA 1	120	1	20 A	0.5°C, (2)12 AWG, (1)12 AWG EGC	22	1453	5,000	NA	SCA	
1	KEG-1	KEGERATOR	0.180					DUPLEX 5-20R GFCI	NEMA 1	120	1	20 A	0.5°C, (2)12 AWG, (1)12 AWG EGC	36	951	5,000	NA	SCA	
1	MW	MICROWAVE	1.550					DUPLEX 5-20R GFCI	NEMA 1	120	1	20 A	0.5°C, (2)12 AWG, (1)12 AWG EGC	25	1324	5,000	NA	SCA	
1	WH-1	WATER HEATER	0.300					MOTOR SWITCH	NEMA 1	120	1	20 A	0.5°C, (2)12 AWG, (1)12 AWG EGC	13	2157	5,000	NA	SCA	

NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS

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NUM	DESCRIPTION

Project Title: Knik Landing
 Prepared for: Doug Massie
 Sheet Title: SCHEDULES
 Address: 10204 S Knik Goose Bay Rd. Wasilla, AK 99623

EO.2



Project Number

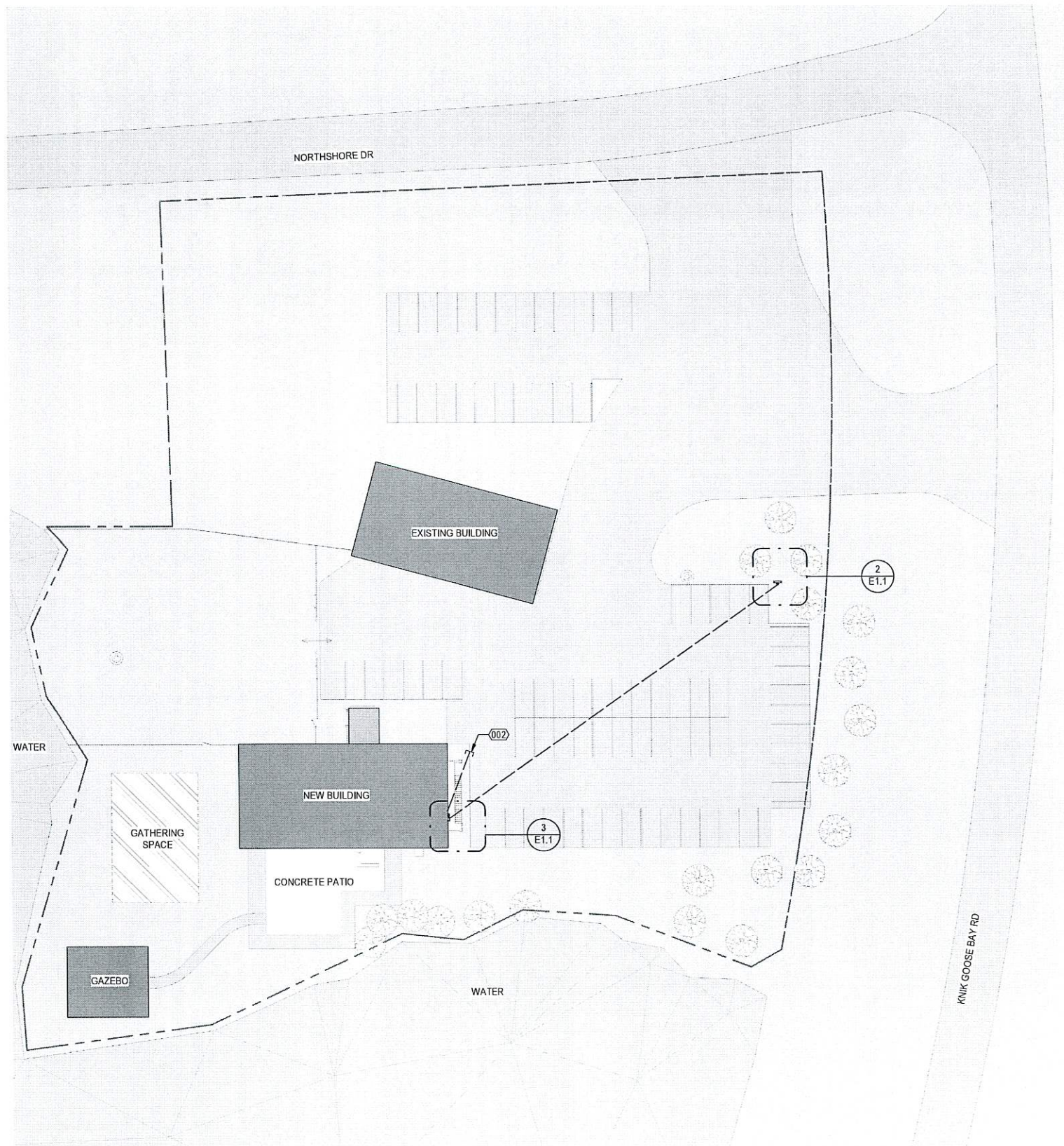
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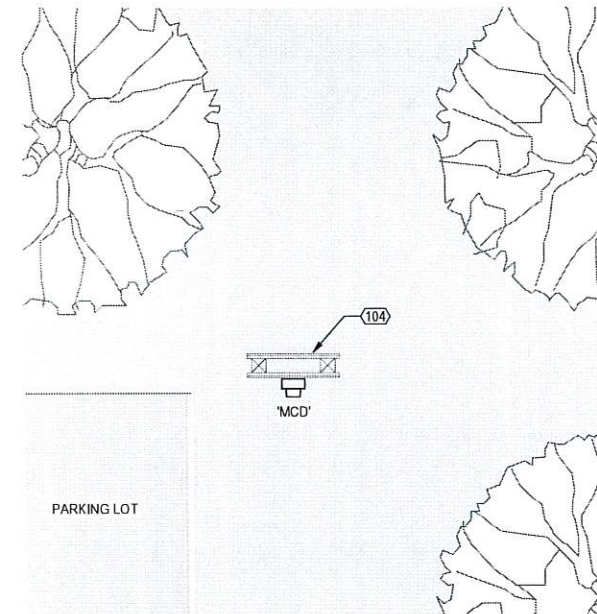


1 ELECTRICAL SITE PLAN
 E1.1 SCALE: 1" = 30'-0"

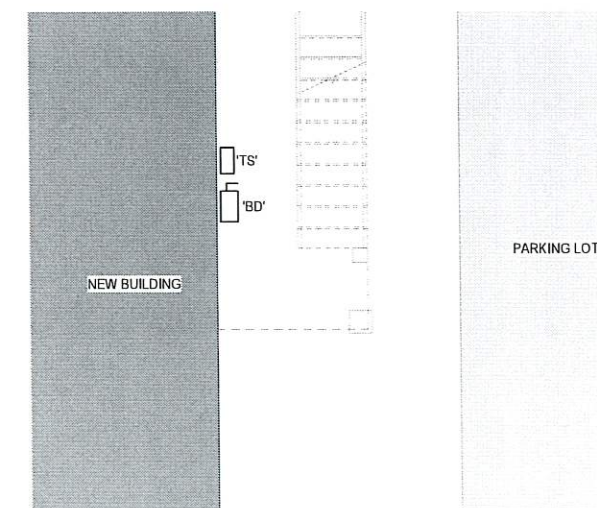
NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS

REFERENCED SHEET NOTES

- | REF | NOTE |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 002 | PROVIDE (2) 1" C. STUBOUTS FROM PANEL A FOR FUTURE SIGN AND POLE MOUNTED SITE LIGHTING. |
| 104 | PROPOSED LOCATION OF BUILDING ELECTRICAL SERVICE. COORDINATE WITH SERVING UTILITY BEFORE INSTALLATION TO VERIFY EXACT LOCATION AND REQUIREMENTS. PROVIDE WOOD POST BACKBOARD FOR REMOTE SERVICE PEDESTAL. |



2 ELECTRICAL SITE PLAN - UTILITY SERVICE AND MCD
 E1.1 SCALE: 1/4" = 1'-0"



3 ELECTRICAL SITE PLAN - SERVICE DISCONNECT
 E1.1 SCALE: 1/4" = 1'-0"



EIC ENGINEERS, INC.
 ELECTRICAL ENGINEERS
 EIC JOB NO: E25-4831
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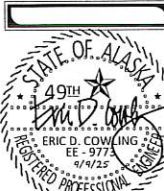
Project Number



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 09/09/2025
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NUM	DESCRIPTION

Project Title: Knik Landing
 Prepared for: Doug Massie
 Sheet Title: ELECTRICAL SITE PLAN
 Address: 10204 S Knik Goose Bay Rd. Wasilla, AK 99623

E1.1

DOT&PF, CR, ROW - REVENUE CODING SHEET



Date: 4/14/2026
 ATTN: Accounts Receivable
 Agent: Nick Hann (907) 269-0683
 Account Name: Douglas Massie Kink Bar
 File No. / Permit No: DW 35051

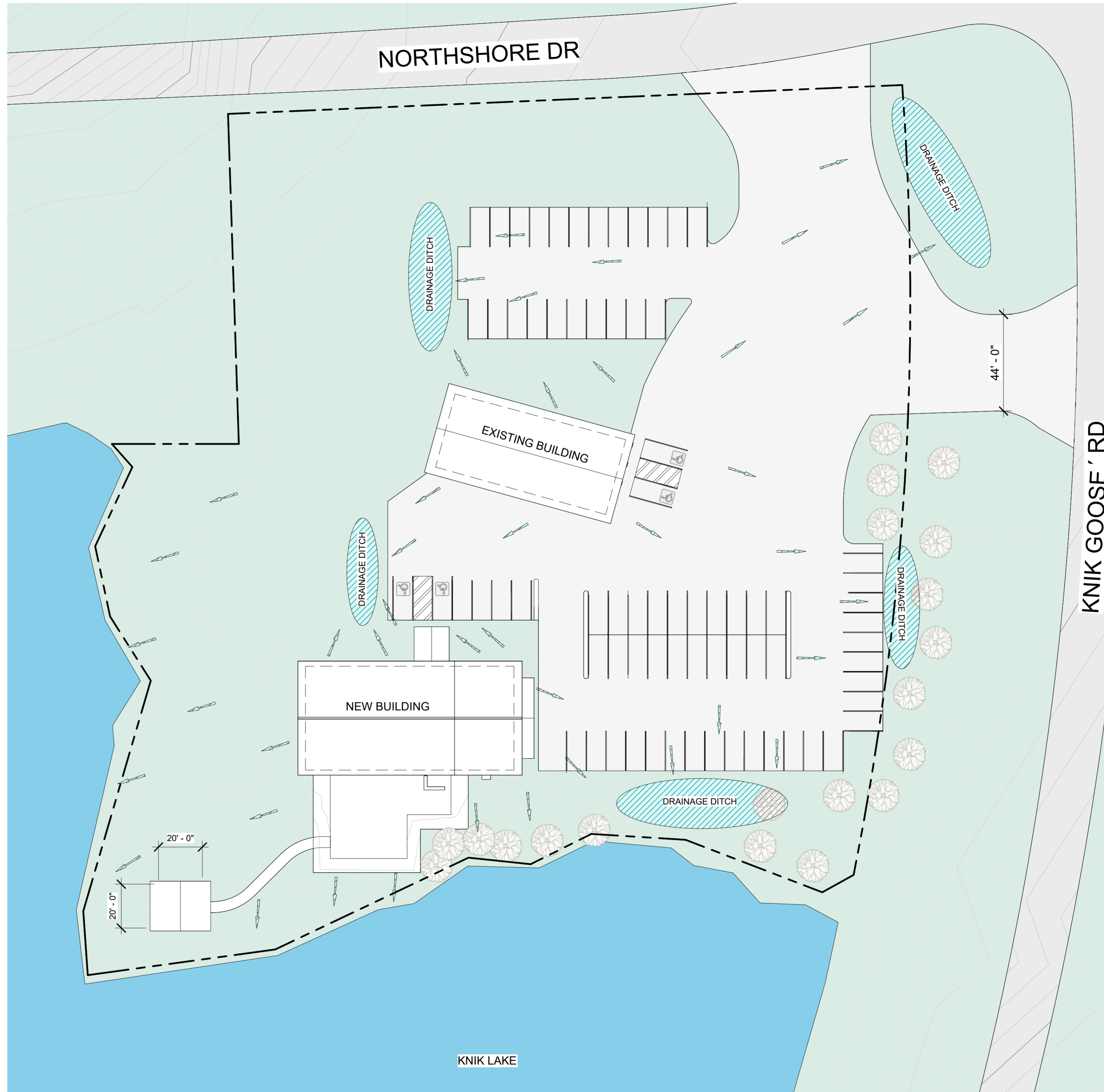
AMOUNT	DESCRIPTION	TEMPLATE	UNIT	REVENUE SOURCE	ACTIVITY	SUB. ACTIVITY	FUNCTION CODE GENERAL	FUNCTION CODE SPECIFIC
NON-REFUNDABLE PERMIT FEES:								
\$ 100.00	Driveway/ARR Applic	TTRHC24	-	4080	-	5113	-	115N - RWPM - EPRMT PYMT
RECLAIMING SIGNS REMOVED FROM ROW FEE:								
ENCROACHMENT, DISPOSAL, & AGENCY RELINQUISHMENT FEES								
PROJECT RENT, ENC PERMIT PAYMENTS, & DISPOSAL REVENUE:								
STATE LATE FEES								

See Attached

Name (CCard holder): _____
 Bill/Mailing address: 99687 _____
 Phone: (907) 232-7072 _____
 Check #: _____
 Additional Info: _____

REV. 7.20.25

 Payment received: by phone _____
 Credit Card #: _____
 Exp. Date: _____
 Code: _____



NOTE:

- ARROWS DENOTE APPARENT DRAINAGE PATTERNS.

1 Ground Drainage Plan
1" = 30'-0"

NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS



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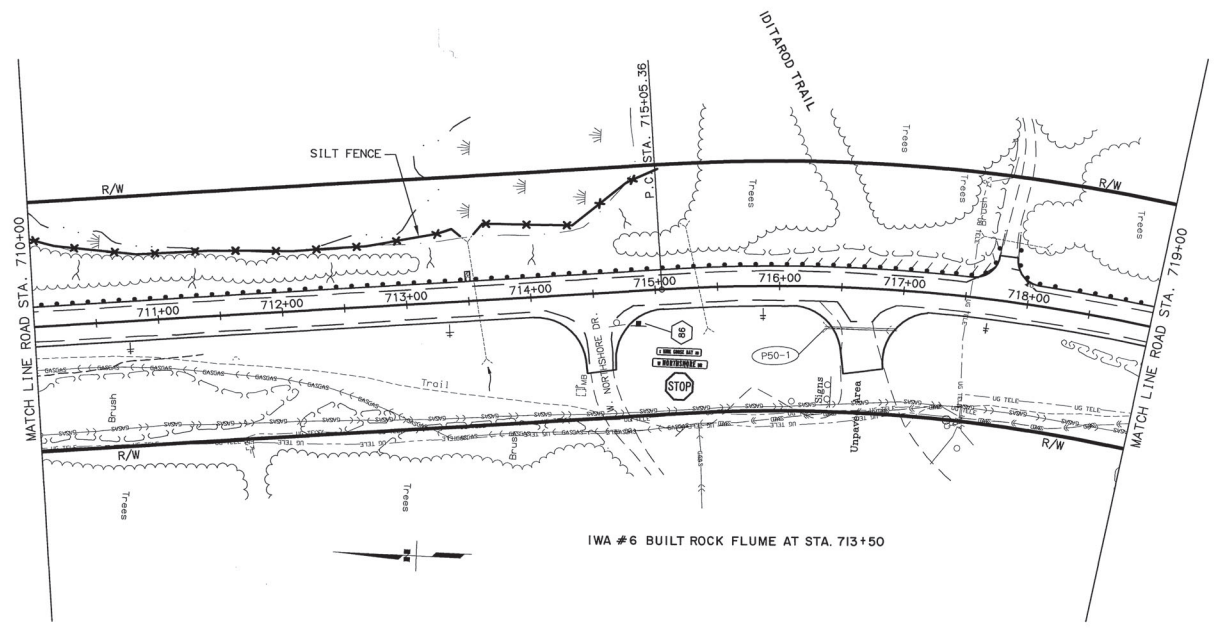
Drawn by: AA

Checked by: DHC

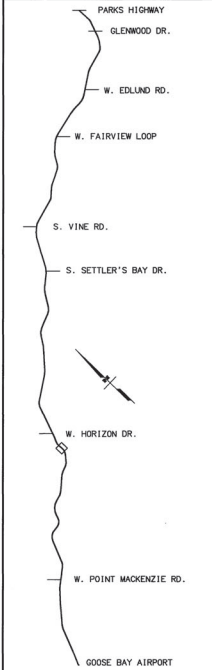
Project Title: Knik Landing
Prepared for: Doug Massie
Sheet Title: Ground Drainage Plan
Address: 10204 S Knik Goose Bay Rd, Wasilla, AK 99623

A-1.0.0

SHEET NO. 0411/2003
 DRAWN BY P. V.S.
 CHECKED BY P. V.S.
 DATE 11/2003
 PROJECT DESIGNATION
 IWA #6 BUILT ROCK FLUME AT STA. 713+50
 VIEW- P50
 IWA #6 BUILT ROCK FLUME AT STA. 713+50
 AUTO-CAD FILE: IWA#6-50-3000-PLAN-01.DWG
 COMPUTER DESIGNATION



SHEET NO.	TOTAL SHEETS	
F50	F65	
STATE	YEAR	
ALASKA	2003	
PROJECT DESIGNATION		
CA-0525(11)/53922		
ADDENDUM NO.		
ATTACHMENT NO.		
REVISIONS		
NO.	DATE	DESCRIPTION



STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 AND PUBLIC FACILITIES
 KNIK-GOOSE BAY ROAD
 REHABILITATION
 AND PATHWAY
 PATHWAY
 PLAN AND PROFILE



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NUM DESCRIPTION

Project Title: Knik Landing
Prepared for: Doug Massie
Sheet Title: LEGEND AND SPECIFICATIONS
Address: 10204 S Knik Goose Bay Rd. Wasilla. AK 99623

E0.1



ELECTRICAL SPECIFICATIONS

X = PROVIDE SUBMITTAL
26 00 00 - GENERAL REQUIREMENTS: ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (NEC), STATE, MUNICIPAL, FEDERAL LAWS, AND AMENDMENTS GOVERNING THE PROJECT.

ALL ELECTRICAL EQUIPMENT SHALL BE NEW COMMERCIAL GRADE AND INCLUDE THE SEAL OF A NATIONALLY RECOGNIZED TESTING LABORATORY FOR THE PURPOSE IT IS INSTALLED AS A COMPLETE ASSEMBLY.

WORKING CLEARANCES: THE CONTRACTOR IS REQUIRED TO COORDINATE THE MINIMUM WORKING CLEARANCES AND DEDICATED EQUIPMENT REQUIRED BY THE NEC.

PROVIDE ALL CUTTING, CORING, AND PATCHING REQUIRED FOR ELECTRICAL INSTALLATION.

COORDINATE WITH ARCHITECTURAL PLANS, SHOP DRAWINGS, AND OTHER TRADES PRIOR ROUGH-IN FOR DEVICE AND EQUIPMENT LOCATIONS AND REQUIREMENTS.

26 01 10 - SUBMITTALS: PROVIDE MATERIAL AND EQUIPMENT SUBMITTAL FOR EACH SPECIFICATION SECTION DENOTED AS REQUIRED AT MINIMUM.

26 01 21 - RECORD DRAWINGS: MARK UP A SET OF DRAWINGS (REDLINES) SHOWING ALL ELECTRICAL WORK. SHOW DIAGRAMMATIC ROUTING MODIFICATIONS, SIZING, AND CIRCUIT REVISIONS TO THE CONTRACT PLANS.

26 05 15 - POWER AND LIGHTING CONDUCTORS: STRANDED COPPER ROUTED IN CONDUIT UNLESS NOTED OTHERWISE. INSULATION TO BE THHN-2 90 DEGREE C FOR INDOOR APPLICATIONS AND XHHW-2 90 DEGREE C FOR OUTDOOR LOCATIONS.

240V/120V CONDUCTORS: COLOR CODE CONDUCTORS BLACK, RED, WHITE, AND GREEN. MINIMUM SIZE CONDUCTORS FOR 15 AND 20 AMP BRANCH CIRCUITS MEASURED FROM THE PANELBOARD TO THE FURTHEST DEVICE ON THE CIRCUIT UNLESS OTHERWISE NOTED ON THE DRAWINGS.

26 05 19 - MC CABLES: METALCLAD (MC) CABLE WITH STEEL OUTER SHEATH. ALLOWED USES DRY WHERE ROUTED CONCEALED AND PROTECTED.

26 05 22 - SIGNAL AND CONTROL: CONDUCTORS TO BE CABLE OR CONDUCTORS IN CONDUIT OF THE TYPE AND CONFIGURATION AS MANUFACTURER RECOMMENDATIONS FOR EACH SYSTEM.

26 05 26 - GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS: PROVIDE EQUI-POTENTIAL GROUNDING SYSTEM, IN ACCORDANCE WITH NEC ARTICLE 250.

26 05 26.1 - GROUNDING AND BONDING FOR COMMUNICATION SYSTEMS: PROVIDE COMMUNICATION GROUND SYSTEM USING INSULATED GROUND BUS AT EACH TELECOM ROOM OR TTB BONDED TO THE MAIN SERVICE GROUND AND PROVIDE BOND FROM INSULATED GROUND BUS TO EACH RACK.

26 05 29 - HANGARS AND SUPPORTS FOR ELECTRICAL SYSTEMS: SUPPORT ALL ELECTRICAL EQUIPMENT INCLUDING, BUT NOT LIMITED TO, LIGHT FIXTURES, PANELBOARDS, BOXES, CONDUIT, ETC.

26 05 30 - RACEWAY: ALL POWER, LIGHTING, CLASS 1, CLASS 2/3 CIRCUITS INSTALLED IN CONDUIT SHALL BE CONCEALED RACEWAY EXCEPT WHERE SPECIFICALLY INDICATED ELSEWHERE IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS.

26 05 31 - POLYVINYL CHLORIDE CONDUIT (PVC): UL 651, SCHEDULE 40 AND SCHEDULE 80. FITTINGS: UL 514C AND UL 514D.

ELECTRICAL SPECIFICATIONS

X = PROVIDE SUBMITTAL
26 05 33 - RIGID METAL CONDUIT (RMC): ANSI C80.1, UL 6. WITH BUSHINGS AT ALL TERMINATIONS.

26 05 34 - ELECTRICAL METALLIC TUBING (EMT): ANSI C80.3, UL 797; GALVANIZED STEEL TUBING. FITTINGS: NEMA FB 1; GALVANIZED STEEL OR MALLEABLE IRON SET SCREW OR COMPRESSION.

26 05 35 - FLEXIBLE METAL CONDUIT (FMC): GALVANIZED OR ZINC COATED FLEXIBLE STEEL CONSTRUCTION. FMC FITTINGS: GALVANIZED MALLEABLE IRON OR STEEL WITH INSULATED THROATS.

LIQUIDTIGHT FLEXIBLE CONDUIT (LTMC): GALVANIZED OR ZINC COATED FLEXIBLE STEEL CONSTRUCTION WITH PVC OUTER JACKET.

26 05 36 - WET OR DAMP LOCATIONS: USE DEVICES, FIXTURES, RACEWAYS, CONNECTORS, COUPLINGS, CABLES, ENCLOSURES, SUPPORTS, DEVICES, COVER PLATES, AND CONDUCTORS RATED FOR LOCATION INSTALLED.

26 05 40 - BOXES: PROVIDE PULL AND JUNCTION BOXES AS REQUIRED SIZED PER NEC REQUIREMENTS. BOX TO BE NEMA RATED FOR THE THE ENVIRONMENT INSTALLED.

26 05 40.1 - WET OR DAMP LOCATION BOXES AND FITTINGS: BOXES: WET RATED. FITTINGS: THREADED HUBS OR RAINLIGHT CONNECTORS FOR EMT.

26 05 53 - IDENTIFICATION FOR ELECTRICAL EQUIPMENT: PROVIDE PLACARDS FOR ALL NEW AND EXISTING AFFECTED ELECTRICAL SWITCHBOARDS, PANELBOARDS, TRANSFER SWITCHES, CONTACTORS, EQUIPMENT AND DISCONNECTS PER NEC REQUIREMENTS.

X 26 09 24 - PHOTOCCELL: ENCLOSED IN A WEATHER TIGHT ENCLOSURE WITH THREADED NIPPLE. THE ENCLOSURE SHALL BE SUITABLE FOR MOUNTING IN ANY POSITION WITH AN ADJUSTMENT SHIELD TO PERMIT ADJUSTMENT TO TURN-ON LIGHT LEVEL REQUIREMENTS.

X 26 24 17 - LOAD CENTERS: PROVIDE AND INSTALL RESIDENTIAL GRADE LOAD CENTERS OF THE RATING AND CONFIGURATION AS SHOWN ON THE SINGLE LINE DIAGRAM, PANEL SCHEDULES, AND SCRR TABLE.

X 26 27 13 - ELECTRICAL SERVICES: THE ELECTRICAL CONTRACTOR SHALL CONTACT EACH SERVING UTILITY CO. AND VERIFY EXACT SERVICE REQUIREMENTS/LOCATION FOR POWER, TELEPHONE AND CABLE TV.

26 27 26 - WIRING DEVICE PLATES: COORDINATE COLOR WITH OWNER. FINISHED AREAS - FLUSH SMOOTH PLASTIC WITH MATCHING SCREWS. UNFINISHED AREAS - RAISED GALVANIZED STEEL.

26 27 27 - RECEPTACLES: TAMPER-RESISTANT DUPLEX (AS DENOTED ON THE PLANS) COMMERCIAL GRADE, 2 POLE, 3 WIRE, 120V, 20 AMP STRAIGHT BLADE, UON, UL LISTED, SMOOTH NYLON FACE, BACK AND SIDE WIRED.

26 27 28 - GFCI RECEPTACLES: DUPLEX WITH CLASS 3 INTEGRAL GROUND FAULT CURRENT INTERRUPTER (GFCI). THE GFCI SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION OR PROVIDE GFCI BREAKER IN PANEL.

26 27 29 - SPECIAL RECEPTACLES: AMPERAGE/VOLTAGE/POLES AS DENOTED ON PLANS. COORDINATE RECEPTACLE CONFIGURATION WITH EQUIPMENT PROVIDED.

26 27 35 - SWITCHES: 20 AMP, 120/277V AC, BACK AND SIDE WIRED CONFIGURED AS INDICATED ON THE DRAWINGS.

26 27 36 - DIMMING SWITCHES: COMPATIBLE WITH FIXTURE SPECIFIED. ON/OFF CONTROL WITH RAISE AND LOWER PUSHBUTTONS.

26 27 37 - OCCUPANCY WALL SENSORS: DUAL TECHNOLOGY, PASSIVE INFRARED (PIR), SELF ADJUSTING, AUTOMATIC DUAL MODE WITH AUTO ON - AUTO OFF CONFIGURATION.

ABBREVIATIONS
INDUSTRY STANDARD ABBREVIATIONS SHALL ALSO BE...
Key Name FullWord
(#) DENOTES TYPICAL IN LIGHT FIXTURE TYPES
(D) DEMOLISH
(E) EXISTING
(R) RELOCATED
AER ARC ENERGY REDUCTION
AFCI ARC FAULT CIRCUIT INTERRUPTER
AFF ABOVE FINISHED FLOOR
AFG ABOVE FINISHED GRADE
AL ALUMINUM
BJ BONDING JUMPER
CB CIRCUIT BREAKER
CO, C.O. CONDUIT ONLY
CT CURRENT TRANSFORMER
CU COPPER
EECP ELEVATOR EMERGENCY COMMUNICATION PANEL
EECS ELEVATOR EMERGENCY COMMUNICATION STATION
EGC EQUIPMENT GROUNDING CONDUCTOR
FAA FIRE ALARM ANNUNCIATOR
FACP FIRE ALARM CONTROL PANEL
FC FOOTCANDLE ILLUMINATION
FHP FRACTIONAL HORSEPOWER
FLA FULL LOAD AMPS
FSD FIRE SMOKE DAMPER
G, GF, CI GROUND FAULT CIRCUIT INTERRUPTER
GEC GROUNDING ELECTRODE CONDUCTOR
GES GROUNDING ELECTRODE SYSTEM
GFPE GROUND FAULT PROTECTION OF EQUIPMENT
MCA MINIMUM CIRCUIT AMPACITY
MFS MAXIMUM FUSE SIZE
NC NORMALLY CLOSED
NIC NOT IN CONTRACT (NOT IN SCOPE)
NO NORMALLY OPEN
P POLES
PC PHOTO CELL
PH, Ø PHASE
PNL PANEL
RIB RELAY IN A BOX (MOTOR RATED)
SCA SHORT CIRCUIT AMPS
SCCR SHORT CIRCUIT CURRENT RATING
SE SERVICE ENTRANCE RATED
SPD SURGE PROTECTION DEVICE
SSBJ SUPPLY SIDE BONDING JUMPER
SSEBJ SUPPLY SIDE EQUIPMENT BONDING JUMPER
TGB TELECOMMUNICATION GROUNDING BUSBAR
TMGB TELECOMMUNICATION MAIN GROUNDING BUSBAR
TYP TYPICAL
UON UNLESS OTHERWISE NOTED
VFD VARIABLE FREQUENCY DRIVE
W WATTS OR WIRE
WG WIRE GUARD
WP WEATHERPROOF
XFMR TRANSFORMER

MOUNTING HEIGHT SCHEDULE
EQUIPMENT (TO CENTER UON) HEIGHT (UON)
CONTACTORS, MOTOR STARTERS, DISCONNECT (TOP) 66"
ELECTRIC RANGE RECEPTACLES (TOP) 7" MAX
INDICATING DEVICES (BOTTOM) 80"
PANELBOARDS - POWER; SPECIAL SYSTEMS (TOP) 72"
POWER METER BASE (CENTER LINE OF SOCKET) PER UTILITY
PULL STATIONS, PUSH BUTTONS 46"
REC FULL HEIGHT REFRIGERATOR OR REACH-IN UNITS 46"
REC IN FINISHED AREAS 18"
REC IN NON-FINISHED, WAREHOUSE, MECH AND SHOPS 46"
REC LOCATED IN HAZARDOUS OR S-2 OCCUPANCIES 24" MINIMUM
TELECOMMUNICATION OUTLETS 18"
WALL MOUNTED SWITCHES 46"
WASHING MACHINES AND DRYER RECEPTACLE 43"

ELECTRICAL LEGEND

- PHOTOCCELL CONTROL
LUMINAIRE - TYPE AS NOTED ON PLAN - LINework MAY VARY
LUMINAIRE - WALL MOUNTED: TYPE AS NOTED ON PLAN
LUMINAIRE - FILL INDICATES EMERGENCY (MAY VARY) - TYPE ENDS WITH 'E'
EMERGENCY LIGHTING UNIT (WALL, CEILING; REMOTE HEAD)
EXIT SIGN SHADE DENOTES FACE; ARROWS AS INDICATED
COMBINATION EMERGENCY LIGHTING UNIT/EXIT SIGN, SHADE DENOTES FACE
SWITCH - SINGLE POLE, SINGLE THROW, UON
SWITCH - SEE SWITCH LEGEND FOR TYPE
EMERGENCY SHUTDOWN
WALL SENSOR - SEE SWITCH LEGEND: WALL SENSOR FOR TYPE
METERING DEVICE
POWER PANELBOARD
MOTOR CONNECTION
FUSED SAFETY SWITCH / DISCONNECT
ELECTRIC BASEBOARD HEATER
JUNCTION BOX OR EQUIPMENT CONNECTION (CEILING; WALL; FLOOR)
JUNCTION BOX OR EQUIPMENT CONNECTION - WALL MOUNTED
DUPLEX RECEPTACLE
DOUBLE DUPLEX RECEPTACLE
DUPLEX RECEPTACLE - GFCI PROTECTED
DUPLEX RECEPTACLE - GFCI PROTECTED, WEATHERPROOF, +24" UON
DOUBLE DUPLEX RECEPTACLE - GFCI PROTECTED
DUPLEX RECEPTACLE - PROTECTED BY GFCI CIRCUIT BREAKER IN PANEL
SPECIAL RECEPTACLE - GFCI PROTECTED (VERIFY NEMA CONFIGURATION)
TELECOMMUNICATION OUTLET

SWITCH LEGEND

STANDARD: 3 (THREE WAY); 4 (FOUR WAY); B (THREE WAY DIMMER); C (TIMER); D (DIMMER); K (KEYED); L (LOW VOLTAGE); P (PILOT LIGHT); S (VARIABLE SPEED CONTROL); T (INTEGRAL MOTOR OVERLOAD)
WALL SENSOR: 2 (DUAL CIRCUIT OCCUPANCY); D (DIMMING VACANCY SENSOR); O (OCCUPANCY SENSOR); V (VACANCY SENSOR)

- LINETYPE/LINEWEIGHT DENOTING FUTURE WORK
LINETYPE/LINEWEIGHT DENOTING DEMO WORK
LINETYPE/LINEWEIGHT DENOTING EXISTING WORK TO REMAIN
LINETYPE/LINEWEIGHT DENOTING NEW WORK
LINETYPE/LINEWEIGHT DENOTING NEW ONE-LINE CONNECTIONS
LINETYPE/LINEWEIGHT DENOTING BELOW GRADE CONDUIT
LINETYPE/LINEWEIGHT DENOTING CONTROL WIRING

EQUIPMENT TAG LEGEND

- LUMINAIRES: RT13 (UNDERLINED) LUMINAIRE TYPE, 2A-15a (CIRCUIT AND SWITCH LEG)
CONTROL SWITCHES: a (LOWER CASE LETTER DENOTES SWITCH LEG FOR CORRESPONDING LUMINAIRE CONTROL), \$3 (UPPERCASE LETTER OR NUMBER DENOTES SWITCH CONFIGURATION)
EQUIPMENT CONNECTIONS: AHU-1 (UNDERLINED) EQUIPMENT ID, 2A-1,3,5 (CIRCUIT NUMBER(S))
RECEPTACLES: +48" (MOUNTING HEIGHT), 2A-5,7 (CIRCUIT NUMBER(S))
TRIANGLE, SEE NOTE 1.

NOTE 1: DIMENSIONS (WHEN GIVEN ARE AFF). TRIANGLE DENOTES 46" AFF IN OPEN AREAS OR AT CASEWORK LOCATIONS TO BE 4" ABOVE CENTER TOP (BACKSPASH WHEN PRESENT). COORDINATE WITH ARCHITECTURE. THIS APPLIES TO ALL ELECTRICAL DEVICES.

ELECTRICAL SHEET LIST
NUM REV# SHEET TITLE
E0.1 LEGEND AND SPECIFICATIONS
E0.2 SCHEDULES
E1.1 ELECTRICAL SITE PLAN
E2.1 1ST FLOOR LIGHTING PLAN
E2.2 2ND FLOOR LIGHTING PLAN
E3.1 1ST FLOOR POWER AND SIGNAL PLAN
E3.2 2ND FLOOR POWER AND SIGNAL PLAN
E4.1 DIAGRAMS, DETAILS, AND SCHEDULES
TOTAL SHEETS: 8

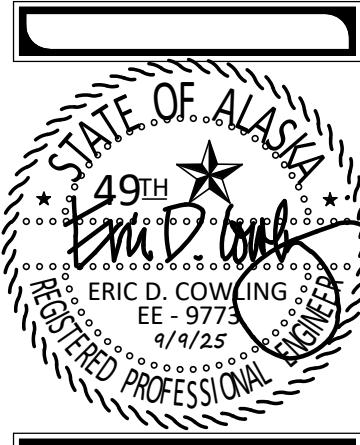
EIC ENGINEERS, INC
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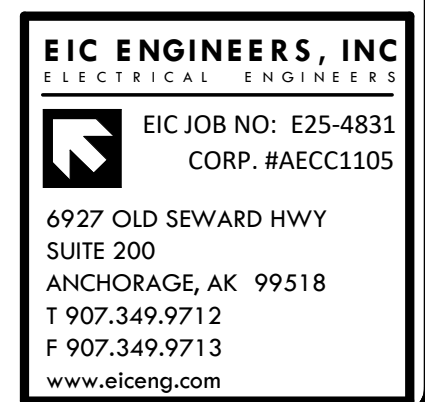
Sheet Issue Date: 09/09/2025
Drawn by: RBC
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NUM DESCRIPTION

Project Title: Knik Landing
Prepared for: Doug Massie
Sheet Title: SCHEDULES
Address: 10204 S Knik Goose Bay Rd. Wasilla. AK 99623

E0.2



LUMINAIRE SCHEDULE NOTES
(SCHEDULE)
IU TYPE DESCRIPTION WATTS LUMENS MOUNTING MANUFACTURER MODEL NOTE

UTILIZATION EQUIPMENT CONNECTION SCHEDULE NOTES
(SCHEDULE)
IU EQUIP ID LOCATION OR FUNCTION KVA HP FLA MCA MFS TYPE INGRESS RATING V PH OPD CIRCUIT (MINIMUM) CU UON MIN FT SCA SCCR FUSE PART # LET-THRU AMPS NOTE

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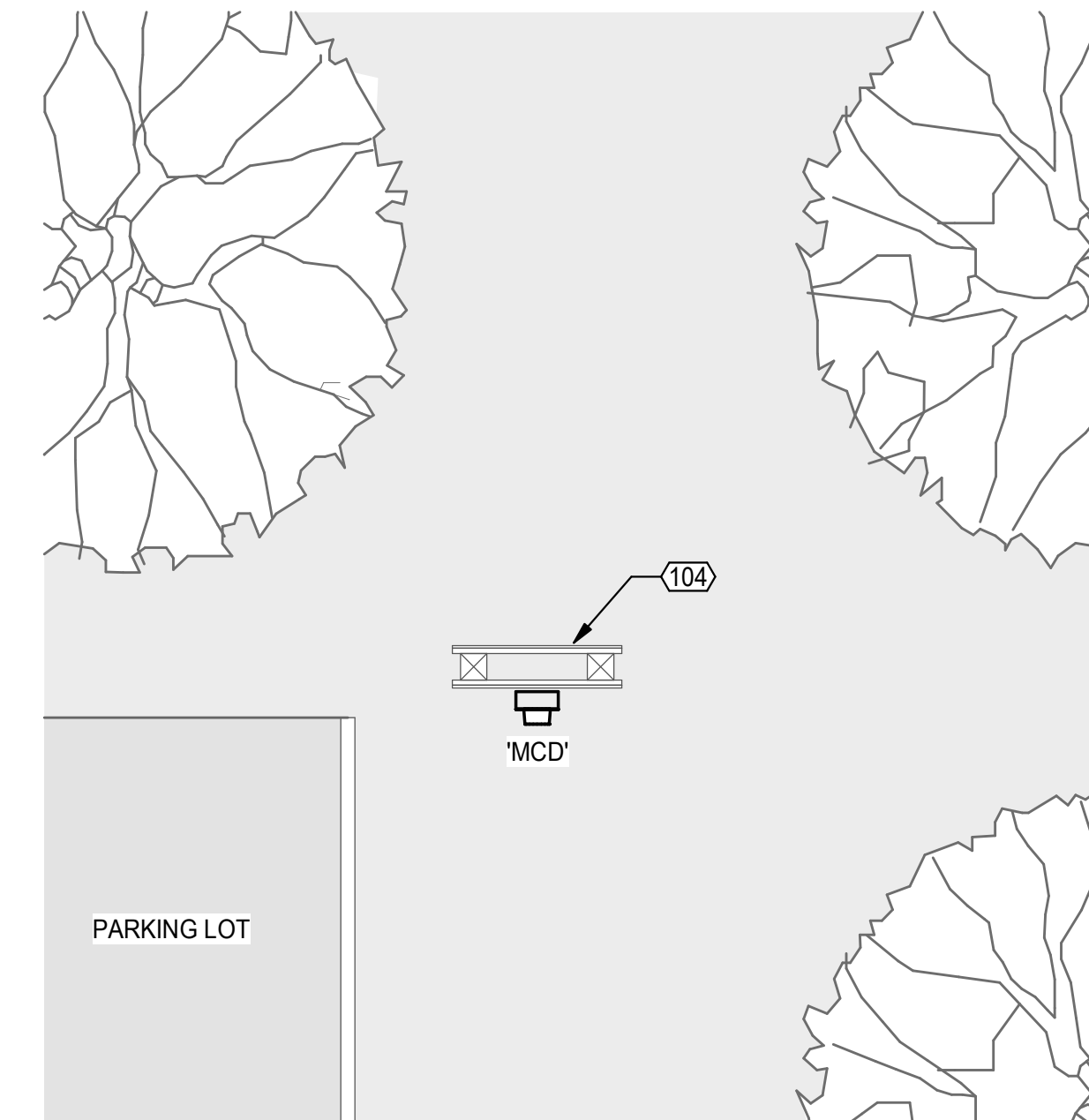
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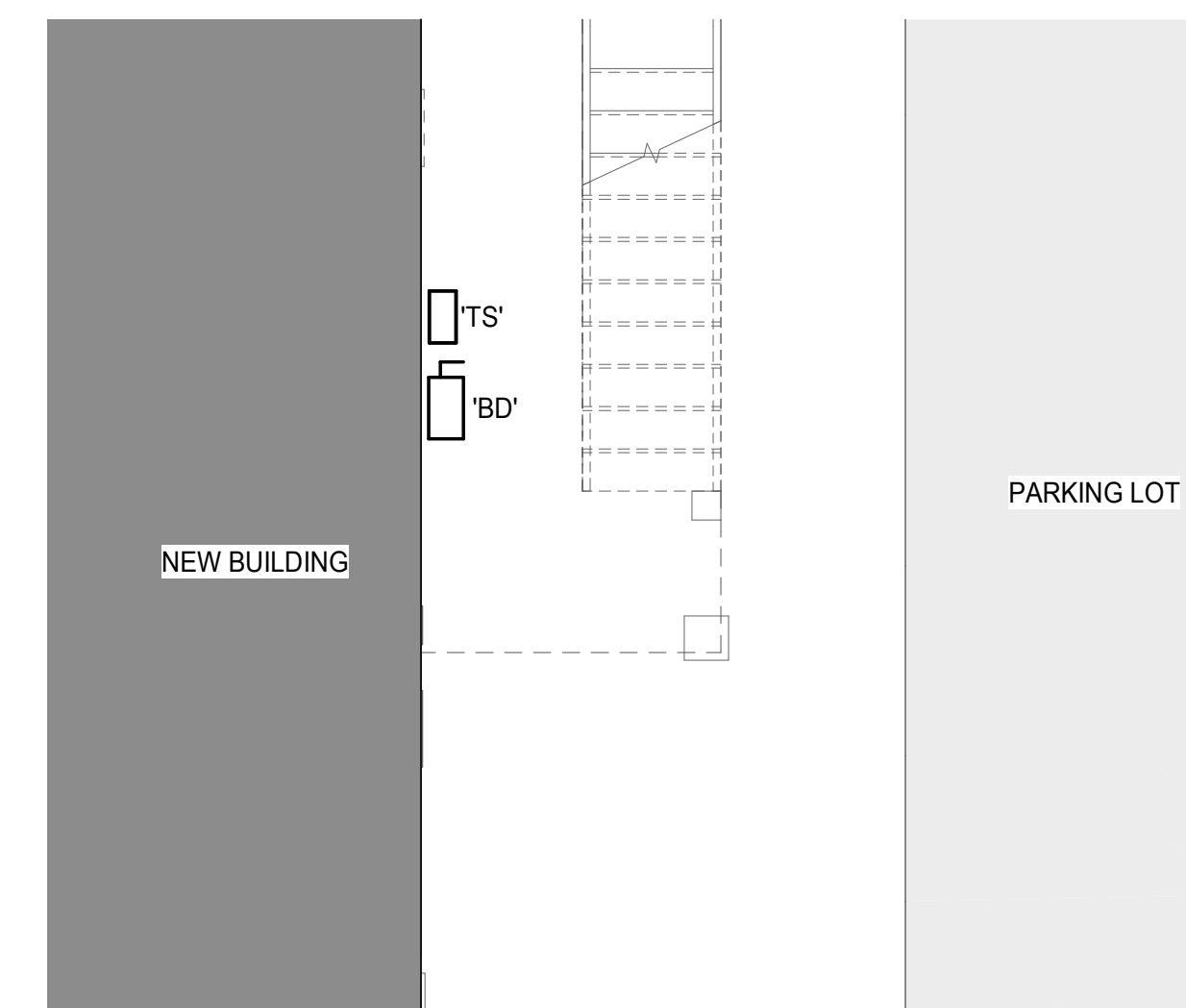
1 ELECTRICAL SITE PLAN
 E1.1 SCALE: 1" = 30'-0"

REFERENCED SHEET NOTES

- | REF | NOTE |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 002 | PROVIDE (2) 1" C. STUBOUTS FROM PANEL A FOR FUTURE SIGN AND POLE MOUNTED SITE LIGHTING |
| 104 | PROPOSED LOCATION OF BUILDING ELECTRICAL SERVICE. COORDINATE WITH SERVING UTILITY BEFORE INSTALLATION TO VERIFY EXACT LOCATION AND REQUIREMENTS. PROVIDE WOOD POST BACKBOARD FOR REMOTE SERVICE PEDESTAL. |



2 ELECTRICAL SITE PLAN - UTILITY SERVICE AND MCD
 E1.1 SCALE: 1/4" = 1'-0"



3 ELECTRICAL SITE PLAN - SERVICE DISCONNECT
 E1.1 SCALE: 1/4" = 1'-0"



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Project Number



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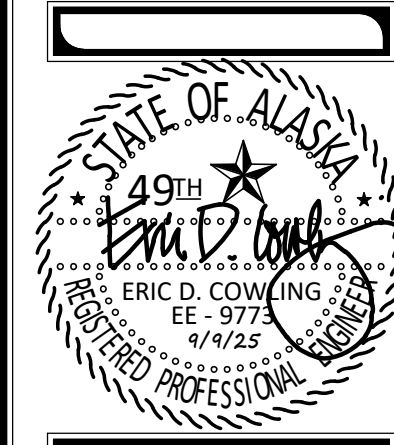
Sheet Issue Date: 09/09/2025
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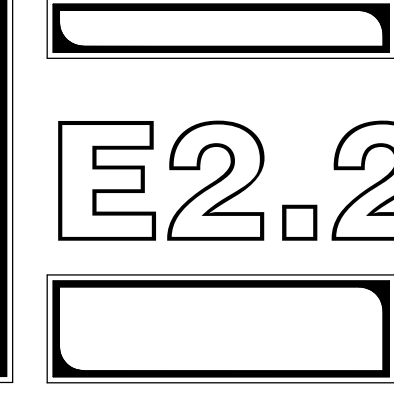
Project Title: Knik Landing
 Prepared for: Doug Massie
 Sheet Title: ELECTRICAL SITE PLAN
 Address: 10204 S Knik Goose Bay Rd. Wasilla. AK 99623

E1.1



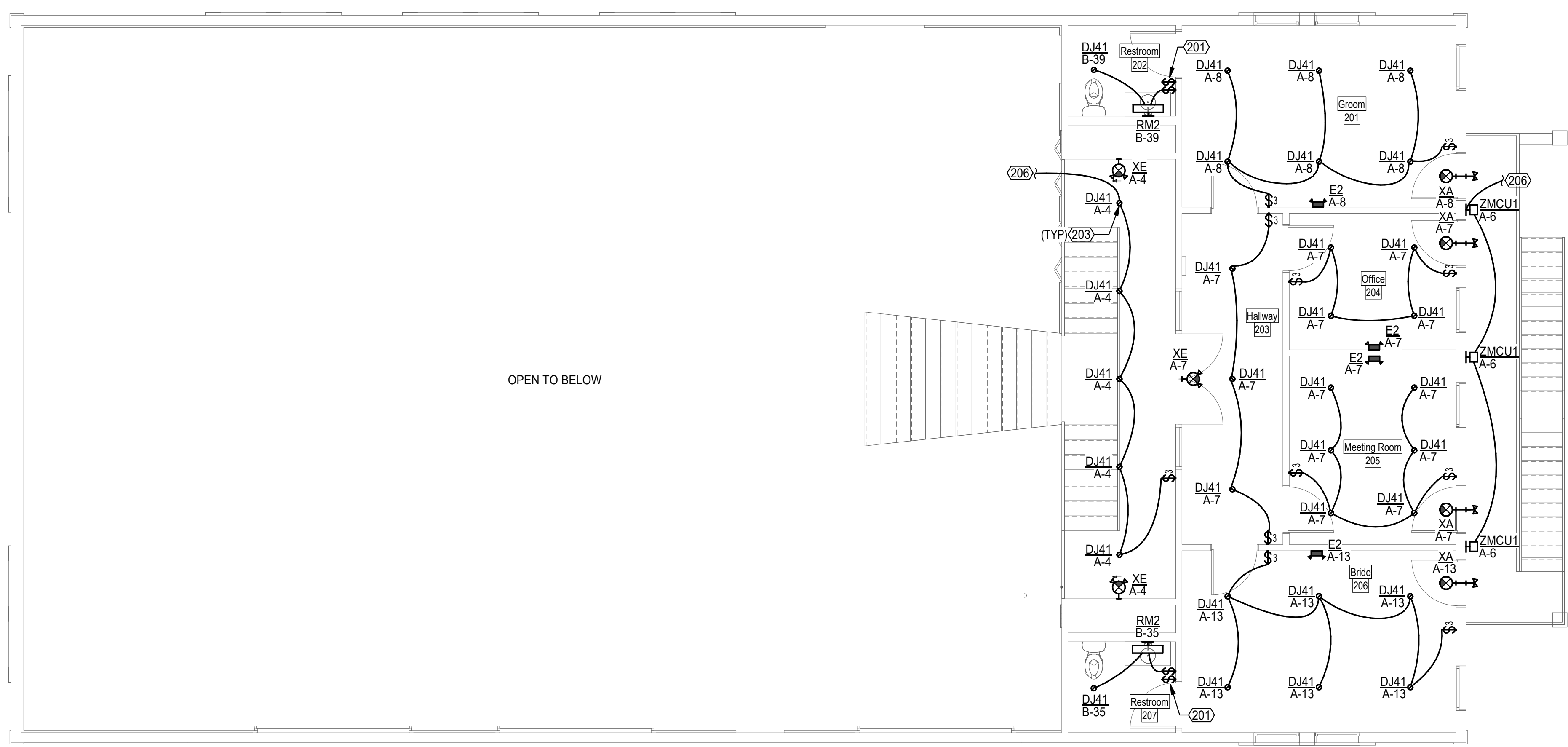
NUM	DESCRIPTION
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Project Title: Knik Landing
Prepared for: Doug Massie
Sheet Title: 2ND FLOOR LIGHTING PLAN
Address: 10204 S Knik Goose Bay Rd. Wasilla. AK 99623



REFERENCED SHEET NOTES

- REF NOTE
- 201 EXHAUST FAN CONTROL SWITCH. SEE THE POWER PLAN FOR FAN.
- 203 PROVIDE FIRE RATED TOP HAT OVER EACH LIGHT FIXTURE INSTALLED IN CEILING WITH INSULATION.
- 206 SEE FIRST FLOOR PLAN FOR LIGHTING CONTROL.



1 LEVEL 2 LIGHTING PLAN
E2.2 SCALE: 3/16" = 1'-0"

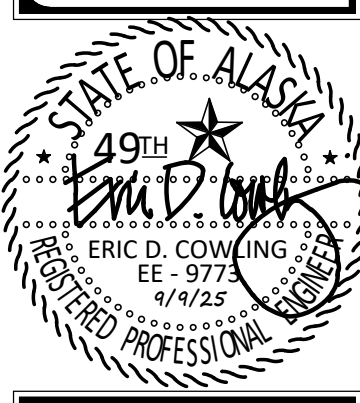


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NUM	DESCRIPTION
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Project Title: Knik Landing
Prepared for: Doug Massie
Sheet Title: 2ND FLOOR POWER AND SIGNAL PLAN
Address: 10204 S Knik Goose Bay Rd. Wasilla, AK 99623

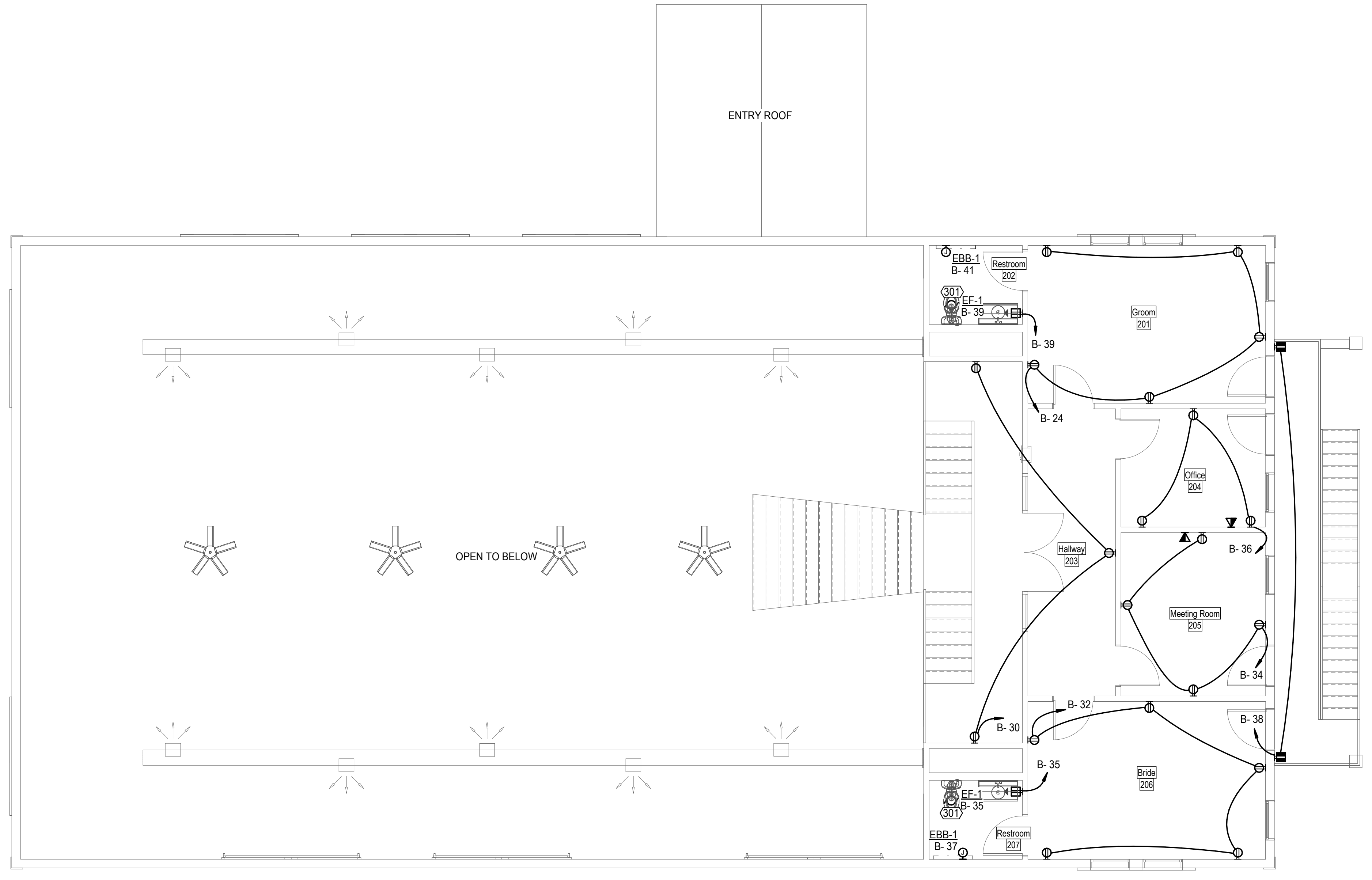
E3.2

GENERAL NOTES

- BASED ON THE A3 GREATER THAN 100 OCCUPANCY ALL RECEPTACLES SHALL BE TAMPER RESISTANT TYPE.

REFERENCED SHEET NOTES

REF	NOTE
301	EXHAUST FAN CONTROLLED BY SWITCH SHOWN ON LIGHTING PLAN.



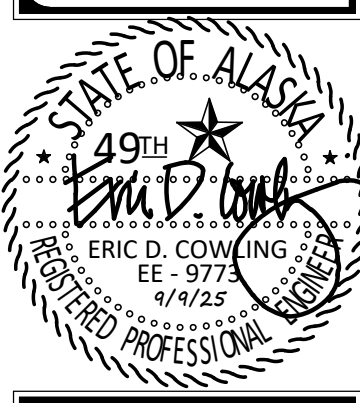
1 LEVEL 2 POWER AND SIGNAL PLAN
E3.2 SCALE: 3/16" = 1'-0"



EIC ENGINEERS, INC.
ELECTRICAL ENGINEERS

EIC JOB NO: E25-4831
CORP. #AECC1105

6927 OLD SEWARD HWY
SUITE 200
ANCHORAGE, AK 99518
T 907.349.9712
F 907.349.9713
www.eiceng.com



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PANEL 'A' SCHEDULE

VOLTAGE: 240/120V, 1PH, 3W
OPD RATING: 200 A
LOAD CENTER

LOCATION: Mech. 108
ENCLOSURE: NEMA 1
MOUNTING: SURFACE

#	N	LOAD DESCRIPTION	AMP	P	A	B	P	AMP	LOAD DESCRIPTION	N	#	
1	B		100	2	11.96	0.20			LTG: RM 102 CL		2	
3	--		--	--		9.13	0.09	1	20	LTGLTGE: RM 102	4	
5		LTGLTGE: RM 108	20	1	0.08	0.05		1	20	LTG:	6	
7		LTGLTGE: RM 203-205	20	1		0.22	0.10	1	20	LTGLTGE: RM 201	8	
9	S	MTR/NCNT: RM 108 CP-1,WH-1	20	1	0.56	0.18		1	20	REC:	10	
11		LTGLTGE: RM 103,106	20	1		0.31	0.26	1	20	LTGLTGE: RM 107	12	
13		LTGLTGE: RM 206	20	1	0.10	0.38		1	20	KTCH: RM 107 RF-2	G 14	
15		REC: RM 102	20	1		0.18	0.36	1	20	REC: RM 107	16	
17	G	KTCH: RM 107 FR-1	20	1	1.00	1.06		1	20	MTR: RM 108 AHU-1	18	
19		MTR: RM 108 AHU-2	20	1		1.38	1.20	1	20	NCNT: RM 107 DW	G 20	
21	G	NCNT: RM 107 MW	20	1	1.55	0.36		1	20	REC: RM 108	22	
23		REC: RM 106 WASHER	20	1		0.18	0.54	1	20	REC: RM 106	24	
25		REC: RM 106 DRYER	20	1	0.18	0.18		1	20	REC: RM 102 KEG-1	26	
27		REC: RM 107	20	1			0.36	1.44	2	15	NCNT: RM 102 GW-1	G 28
29		REC: RM 102	20	1	0.36	1.44		--	--	--	30	
31		REC: RM 106	20	1			0.72	0.00	1	20	SPARE	-- 32
33	G	REC: RM 107 ICE	20	1	1.27	0.00			1	20	SPARE	-- 34
35		MCA: RM 107 HOOD	20	1		0.20	0.00	1	20	SPARE	-- 36	
37	--	SPARE	20	1	0.00	0.00			1	20	SPARE	-- 38
39	--	SPARE	20	1			0.00	0.00	1	20	SPARE	-- 40
41	--	SPARE	20	1	0.00	0.00			1	20	SPARE	-- 42
43	--	SPARE	20	1			0.00	0.00	1	20	SPARE	-- 44
45	--	SPARE	20	1	0.00	0.00			1	20	SPARE	-- 46
47	--	SPARE	20	1			0.00	0.00	1	20	SPARE	-- 48
49	--	SPARE	20	1	0.00	0.00			1	20	SPARE	-- 50
51	--	SPARE	20	1			0.00	0.00	1	20	SPARE	-- 52
53	--	SPARE	20	1	0.00	0.00			1	20	SPARE	-- 54

TOTAL KVA/PHASE: 20.9
TOTAL AMPS/PHASE: 174.3

SUMMARY BY LOAD TYPE

LOAD CLASSIFICATION	CONNECTED	NEC FACTORS	TOTAL NEC
CONT	3,750 kVA	125.00%	4,688 kVA
KTCH	1,380 kVA	100.00%	1,380 kVA
LTG	3,099 kVA	125.00%	3,874 kVA
LTGE	0,106 kVA	125.00%	0,133 kVA
MCA	0,200 kVA	100.00%	0,200 kVA
MTR	5,432 kVA	106.35%	5,777 kVA
NCNT	7,930 kVA	100.00%	7,930 kVA
REC	15,672 kVA	81.90%	12,836 kVA

PANEL TOTALS

CONNECTED KVA: 37,569 kVA
NEC CALCULATED KVA: 36,817 kVA
CONNECTED AMPS: 157 A
NEC CALCULATED AMPS: 153 A

PANEL 'B' SCHEDULE

VOLTAGE: 240/120V, 1PH, 3W
OPD RATING: 100 A
LOAD CENTER

LOCATION: Mech. 108
ENCLOSURE: NEMA 1
MOUNTING: SURFACE

#	N	LOAD DESCRIPTION	AMP	P	A	B	P	AMP	LOAD DESCRIPTION	N	#	
1		LTGLTGE:	20	1	0.07	0.36		1	20	REC:	2	
3		LTG: RM 102	20	1		0.13	0.24	1	20	LTG:	4	
5	L	CONT: RM 105 EBB-2	20	1	1.00	0.18		1	20	LTG: RM 102	6	
7		LTG MAIN HALL 102	20	1		0.26	0.30	1	20	LTGLTGE: RM 102	8	
9		MTR/LTG: RM 102_CF-1	20	1	0.20	0.54		1	20	REC: RM 102	10	
11		LTGLTGE: RM 102	20	1		0.30	0.20	1	20	MTR/LTG: RM 102_CF-1	12	
13	L	NCNT: ECUH-1	30	1	2.00	0.36		1	20	REC: RM 102	S 14	
15	S	MTR: RM 108 B-1,CP-2	20	1		0.30	0.36	1	20	REC: RM 102	S 16	
17		MTR/LTG: RM 102_CF-1	20	1	0.20	0.36		1	20	REC: RM 102	18	
19	L	CONT: RM 104 EBB-3	20	1		1.25	0.20	1	20	MTR/LTG: RM 102_CF-1	20	
21	S	REC: RM 102	20	1	0.36	0.70		1	15	MTR: RM 108 EF-3	22	
23	S	REC: RM 102	20	1			0.36	0.90	1	20	REC: RM 201	24
25		REC: RM 102	20	1	0.54	0.54		1	20	REC: RM 102	26	
27		REC:	20	1			0.36	0.36	1	20	REC: RM 108	28
29		REC:	20	1	0.72	0.54		1	20	REC: RM 203	30	
31		MTR/REC/LTG/REC: RM 103-EF-2	20	1		1.49	0.90	1	20	REC: RM 206	32	
33		REC: RM 102	20	1	0.72	0.72		1	20	REC: RM 205	34	
35		MTR/REC/LTG: RM 207-EF-1	20	1		0.34	0.54	1	20	REC: RM 204	36	
37	L	CONT: RM 207 EBB-1	20	1	0.75	0.36		1	20	REC: EXT UPPER DECK	38	
39		MTR/REC/LTG: RM 202-EF-1	20	1		0.34	0.00	1	20	SPARE	-- 40	
41	L	CONT: RM 202 EBB-1	20	1	0.75	0.00		1	20	SPARE	-- 42	

TOTAL KVA/PHASE: 12.0
TOTAL AMPS/PHASE: 99.7

SUMMARY BY LOAD TYPE

LOAD CLASSIFICATION	CONNECTED	NEC FACTORS	TOTAL NEC
CONT	3,750 kVA	125.00%	4,688 kVA
LTG	1,771 kVA	125.00%	2,214 kVA
LTGE	0,036 kVA	125.00%	0,045 kVA
MTR	2,732 kVA	106.37%	2,906 kVA
NCNT	2,000 kVA	100.00%	2,000 kVA
REC	10,800 kVA	96.30%	10,400 kVA

PANEL TOTALS

CONNECTED KVA: 21,089 kVA
NEC CALCULATED KVA: 22,252 kVA
CONNECTED AMPS: 88 A
NEC CALCULATED AMPS: 93 A

DISTRIBUTION SCCR SCHEDULE

EQUIPMENT SHALL HAVE AN SCCR EXCEEDING THE SHORT CIRCUIT AMPS "SCA" OR MINIMUM SCCR WHICH EVER IS GREATER. EQUIPMENT SHALL BE FULLY RATED. BRANCH CIRCUIT PANELS RATED 225 AMPS OR LESS MAY USE MANUFACTURER TESTED COMBINATIONS PER NEC 240.86(B) WHERE THE MOTOR LOAD DO NOT EXCEED 1% OF THE LOWEST AIR RATED DEVICE IN THE PANEL PER NEC 240.86(C).

CONTRACTOR TO VERIFY EQUIPMENT TO BE PROVIDED WITH SERVING UTILITY PRIOR TO PROCUREMENT. ANY DECREASE OF TRANSFORMER %Z, CONDUCTOR LENGTHS, OR INCREASE IN TRANSFORMER KVA OR CABLE SIZES TO BE REPORTED TO CONTRACT OFFICER FOR RECALCULATION OF SCA PRIOR TO PROCUREMENT.

THE "MIN FT" COLUMN DENOTES DISTANCE USED FOR 'SCA' CALCULATION. ACTUAL DISTANCE IS EXPECTED TO BE LONGER. IF CONDUCTOR LENGTH IS LESS THAN "MIN FT", CONTRACTOR SHALL SUBMIT A VARIATION REQUEST FOR RECALCULATION. THIS MAY REQUIRE ASSOCIATED EQUIPMENT MODIFICATIONS.

ASSUMED UTILITY SYSTEM CONFIGURATION (BASIS FOR CALCULATION)

SERVICE TRANSFORMER

KVA	%Z	SCA SECONDARY
50	1.40	LINE-LINE: 14,877 LINE-NEUTRAL: 23,803

- FOR CALCULATION ONLY - SERVICE LATERAL

AMPS	OPD	SCA	MIN SCCR	XR	MIN FT
200		(3)3/0 AWG			22

EQUIP ID	OPD	SCA	MIN SCCR	XR	MIN FT
A	200 A	6,741	10,000	1.55	5
BD	200 A	7,022	10,000	1.64	188
MCD	200 A	16,690	19,000	4.15	22
TS	200 A	6,856	10,000	1.58	7
B	100 A	6,670	10,000	1.51	2

LOAD CLASSIFICATIONS SCHEDULE

NOTES

(A) NOT ALL LOAD CLASSIFICATIONS ARE NECESSARILY USED. ONLY CLASSIFICATIONS FROM LOADS THAT ARE CONNECTED TO EACH PANEL ARE SHOWN IN THE SUMMARY SECTION OF THE PANEL SCHEDULES.

(B) PANELBOARD BUS RATINGS TO EQUAL OR EXCEED OPD RATINGS SHOWN IN PANEL SCHEDULES UNLESS OTHERWISE NOTED.

(C) THE NEC DEMAND PERCENTAGE VALUES SHOWN IN THE PANEL SCHEDULE ARE A WEIGHTED AVERAGE. EXAMPLE 100VA @ 125% PLUS 100VA @ 100% IS A WEIGHTED AVERAGE OF 112.5% RESULTING IN 225VA NEC COMPUTED DEMAND AND 200VA CONNECTED.

SCHEDULE

CLASS.	NEC 2020	DESCRIPTION
CONT	210.20(A)	125% OF THE CONTINUOUS LOAD.
KTCH	220.56	TABLE 220.56 - DEMAND FACTORS FOR KITCHEN EQUIPMENT.
LTG	210.20(A)	LIGHTING LOADS CONSIDERED TO BE CONTINUOUS. 125% OF THE CONTINUOUS LOAD.
LTGE	210.20(A)	CALCULATED SAME AS 'LTG' BUT EXCLUDED FROM ENERGY LIGHTING POWER DENSITY CALCULATIONS.
MTR	430.24	125% OF THE FULL-LOAD CURRENT RATING OF THE HIGHEST RATED MOTOR PLUS THE SUM OF THE FULL-LOAD CURRENT RATINGS OF ALL OTHER MOTORS.
NCNT	220.60	NONCOINCIDENT LOADS: WHERE TWO OR MORE LOAD ARE UNLIKELY TO BE IN USE SIMULTANEOUSLY, THE LARGEST LOAD WILL BE USED. LOADS CLASSIFIED AS NCNT WILL HAVE ZERO LOAD.
NCNT	210.20(A)	100% OF THE NON-CONTINUOUS LOAD.
REC	220.44	NON-DWELLING GENERAL USE RECEPTACLES = FIRST 10KVA OR LESS AT 100% PLUS REMAINDER AT 50%.
MCA	(SEE MTR)	THE LOAD IS BASED ON THE GIVEN MCA (MINIMUM CIRCUIT AMPACITY) WHICH INCLUDES 125% OF THE LARGEST MOTOR OF THE UNIT. 100% OF THE MCA LOAD.

PANEL SCHEDULE NOTES (COLUMN 'N' OF PANEL SCHEDULE)

'KEY'	DEFINITION OF REQUIREMENT - NOT ALL KEY NOTES ARE NECESSARILY REFERENCED
A	PROVIDE COMBINATION-TYPE AFCI CIRCUIT BREAKER.
B	PROVIDE CIRCUIT BREAKER RATED FOR 'BACKFEED' USE.
C	CONTROL CIRCUIT VIA CONTACTOR.
D	PROVIDE DUAL FUNCTION AFCI AND GFCI CIRCUIT BREAKER.
E	PROVIDE GFPE CIRCUIT BREAKER.
G	PROVIDE GFCI CIRCUIT BREAKER.
L	PROVIDE CIRCUIT BREAKER WITH OEM LOCK-OFF DEVICE FOR USE AS DISCONNECT PER NEC.
N	PROVIDE NEW CIRCUIT BREAKER MATCHING EXISTING BREAKER AIC RATINGS.
O	PROVIDE CIRCUIT BREAKER WITH OEM LOCK ON DEVICE IDENTIFIED WITH RED MARKINGS.
S	PROVIDE SHUNT TRIP CIRCUIT BREAKER CONTROLLED BY ASSOCIATED SYSTEM.

SERVICE EQUIPMENT SCHEDULE

NOTES

(KEY) '(x)' DENOTES A GENERAL, NON-REFERENCED, NOTE.

(A) 'MB' DENOTES ELECTRICAL SERVICE METERBASE PER UTILITY STANDARDS.

1 METER/MAIN TO BE COMMERCIAL TYPE WITH SAFETY TEST BY-PASS PROVISIONS.

SCHEDULE

ID	FUNCTION	OPD	VOLTAGE CONFIG	ENCLOSURE
MCD	METER COMBINATION DISCONNECT	200 A	240/120V, 1PH, 3W	NEMA 3R
BD	BUILDING DISCONNECT	200 A	240/120V, 1PH, 3W	NEMA 3R

UTILITY SERVICE DEMAND KW ESTIMATE

TOTAL CONNECTED	POWER FACTOR	DIVERSITY FACTOR	ESTIMATED DEMAND KW
37.57 kVA	0.9	0.7	23.67

FEEDER SCHEDULE

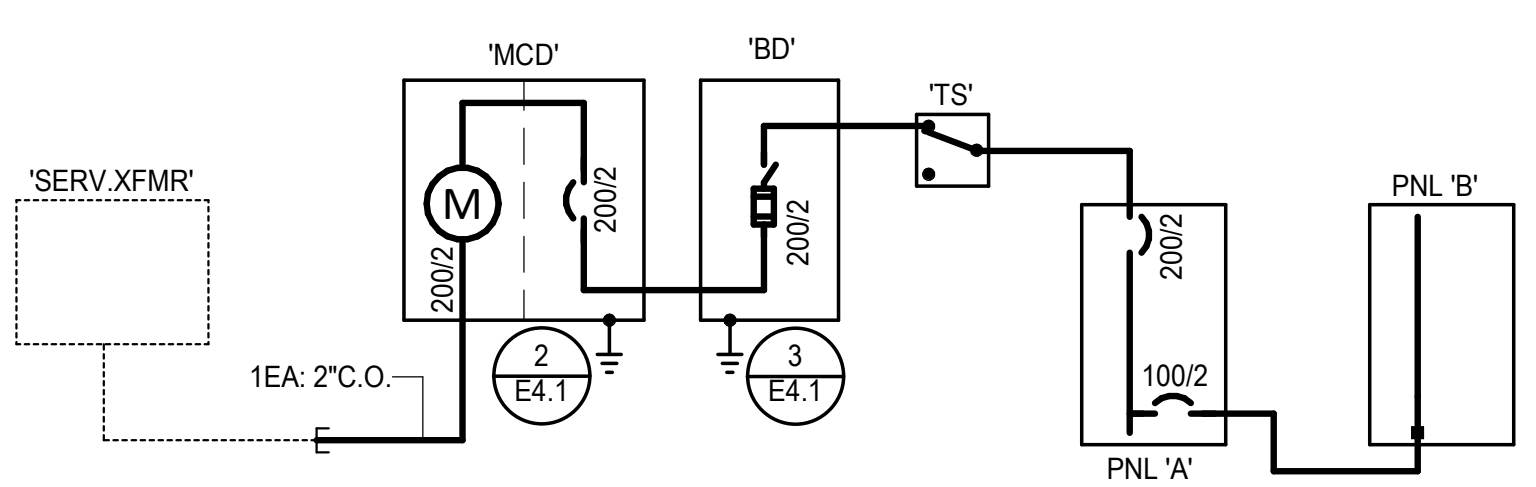
ID	OPD	FEEDER (MINIMUM) CU UON
A	200	2" (3)3/0 AWG, (1)6 AWG EGC
BD	200	2.5" (3)300 KCMIL, (1)3 AWG EGC
TS	200	2" (3)3/0 AWG, (1)6 AWG EGC
B	100	1.25" (3)2 AWG, (1)6 AWG EGC

TRANSFER SWITCH SCHEDULE

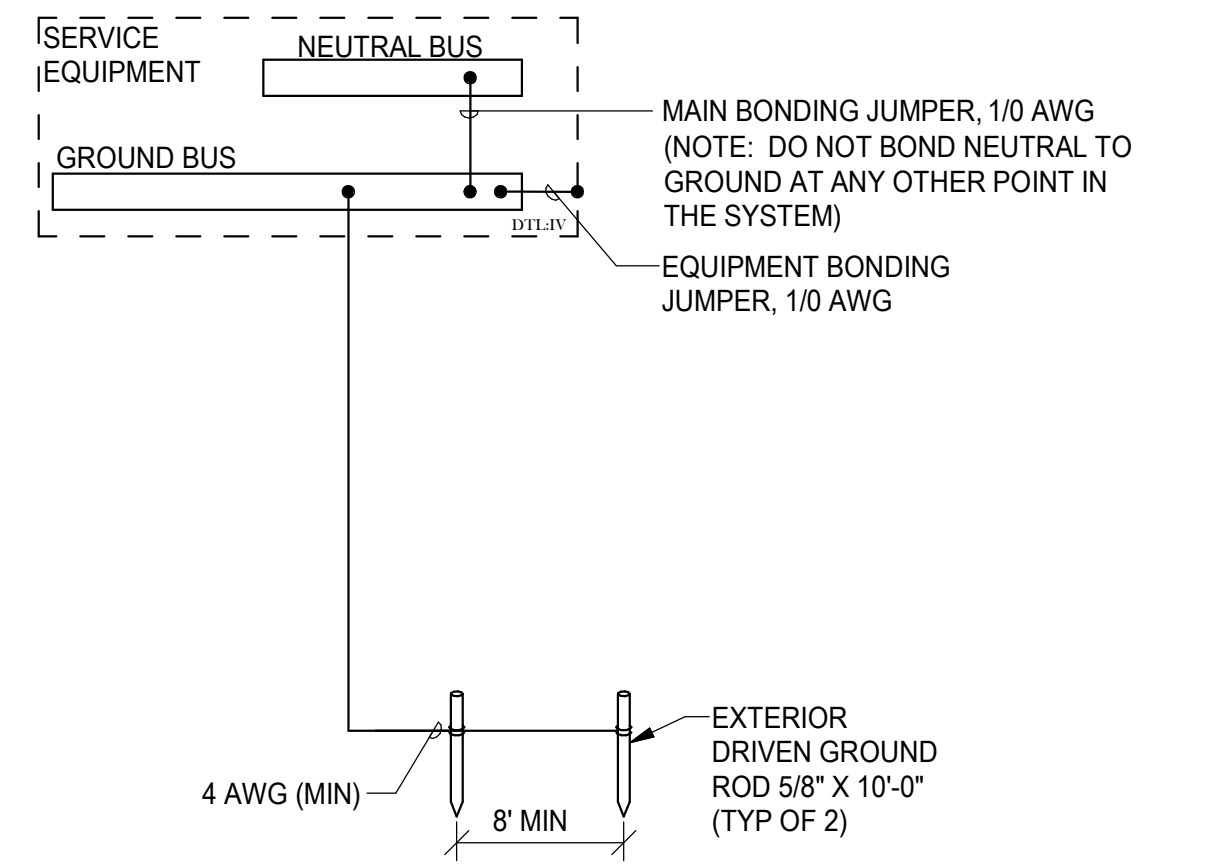
NOTES

(A) PROVIDE LABEL DENOTING "SYSTEM CONFIGURED FOR NON-SEPARATELY DERIVED PORTABLE GENERATOR (NO N-G BOND IN GENERATOR)".

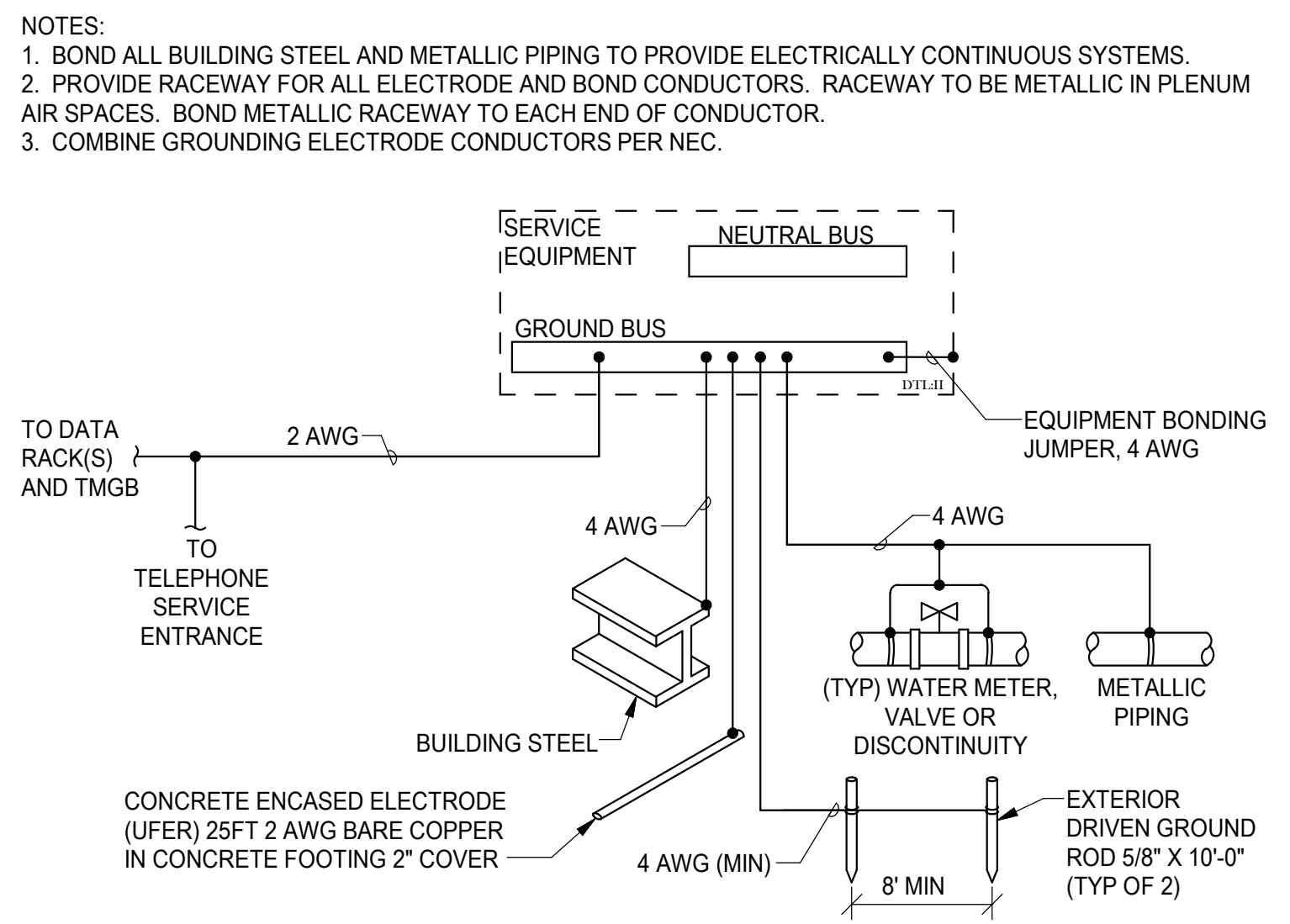
ID	SYSTEM RATING	POLES	AMP	WITHSTAND	ENCLOSURE
TS	240/120V, 1PH, 3W	2 POLE	200 A	6,856	NEMA 3R



1 POWER ONE-LINE
SCALE: NONE



2 SERVICE GROUNDING SYSTEM ONE-LINE DIAGRAM
SCALE: NONE




3 BUILDING GROUNDING SYSTEM ONE-LINE DIAGRAM
SCALE: NONE

Google Earth 2023 Aerial Imagery

MSB Tax ID #7186000L001

Legend

 Broken Boat dba Knik Bar & Liquor Store

W Northshore Dr

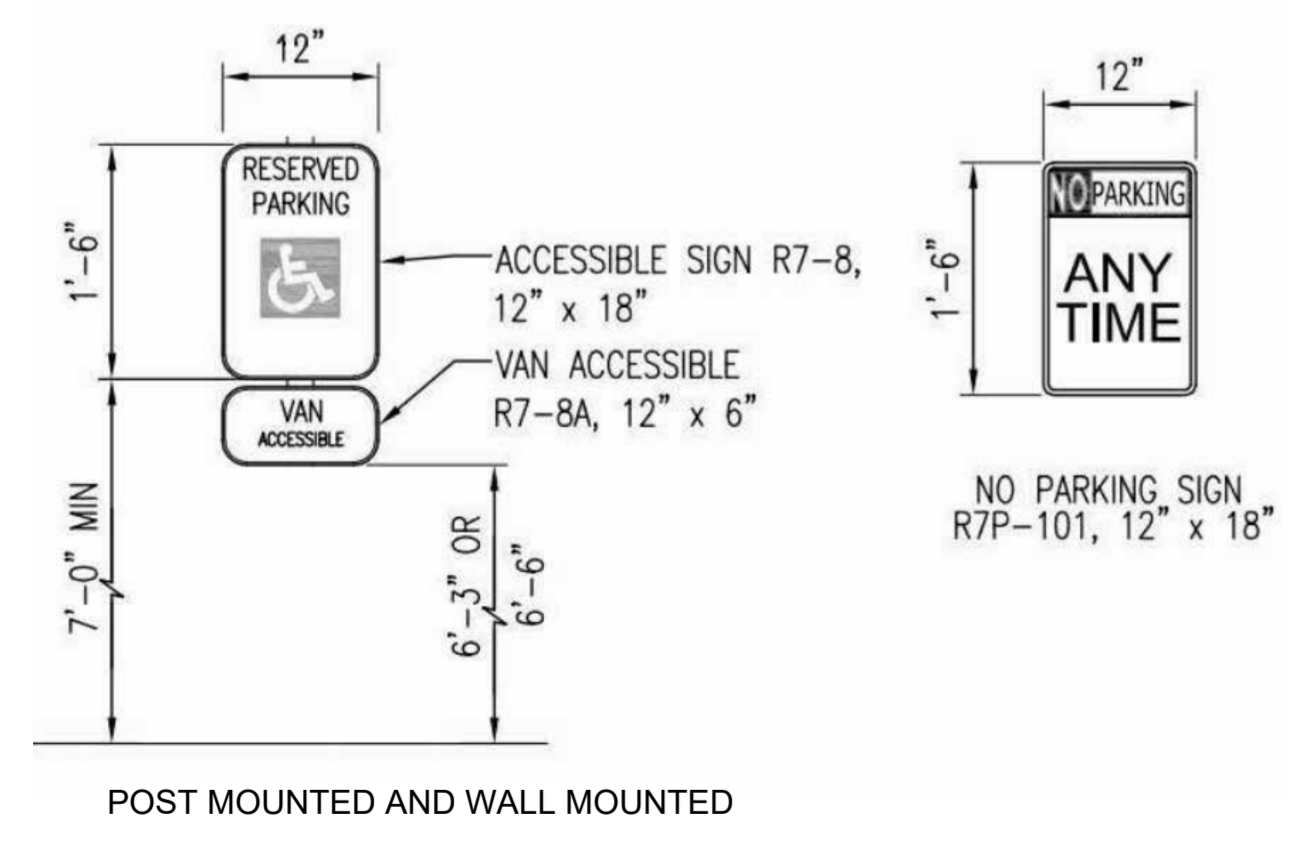
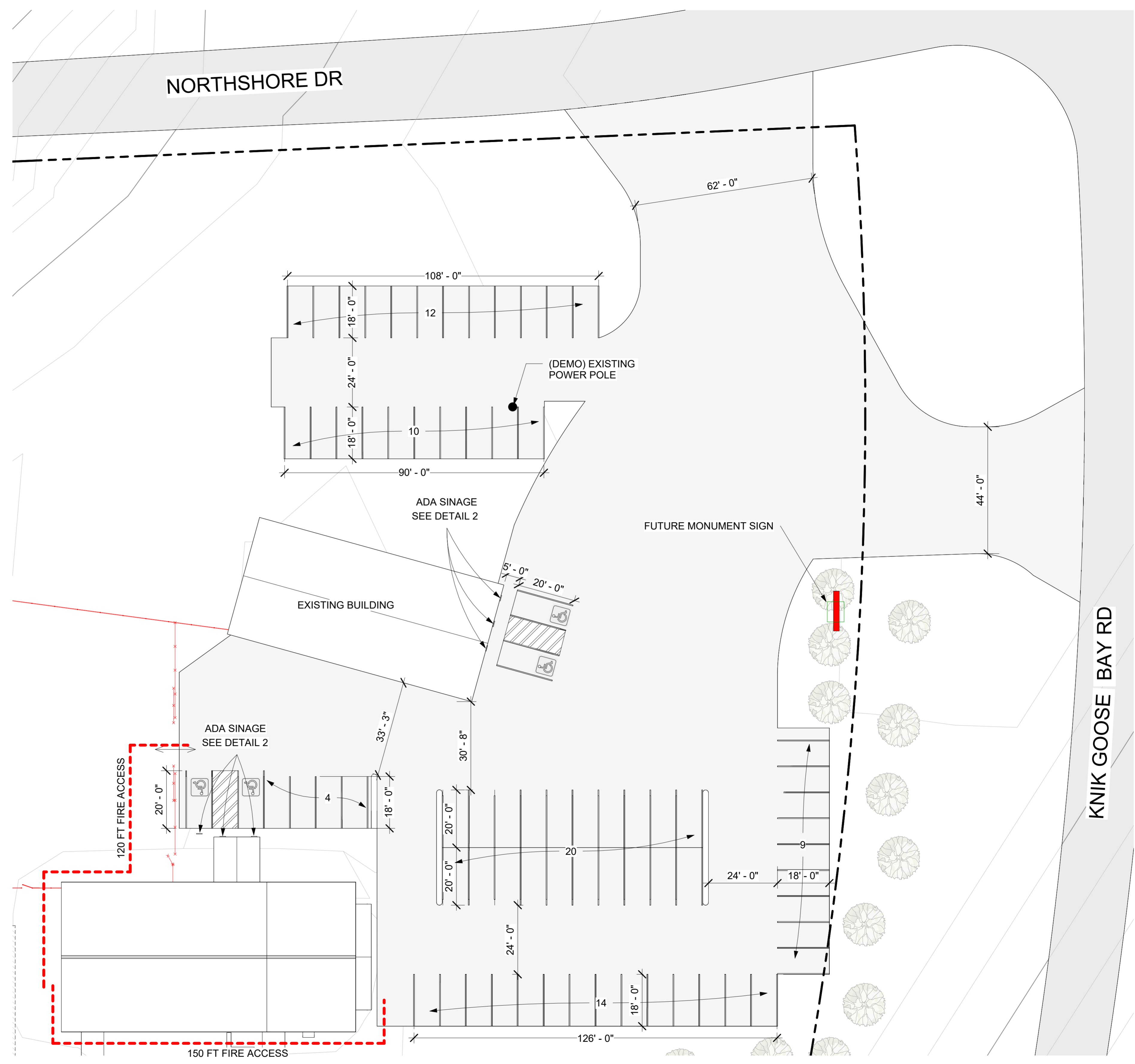
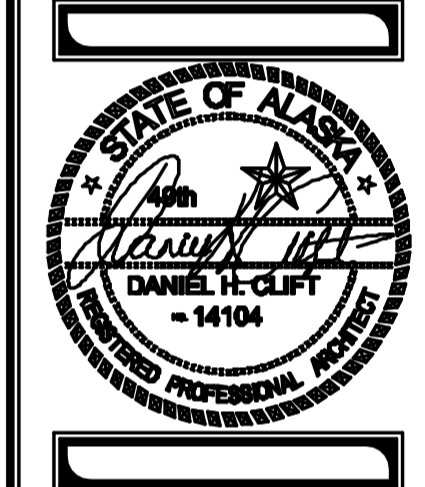
 Broken Boat dba Knik Bar & Liquor Store

S Knik Goose Bay Rd

S Knik Goose Bay Rd

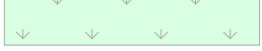



Bay Rd

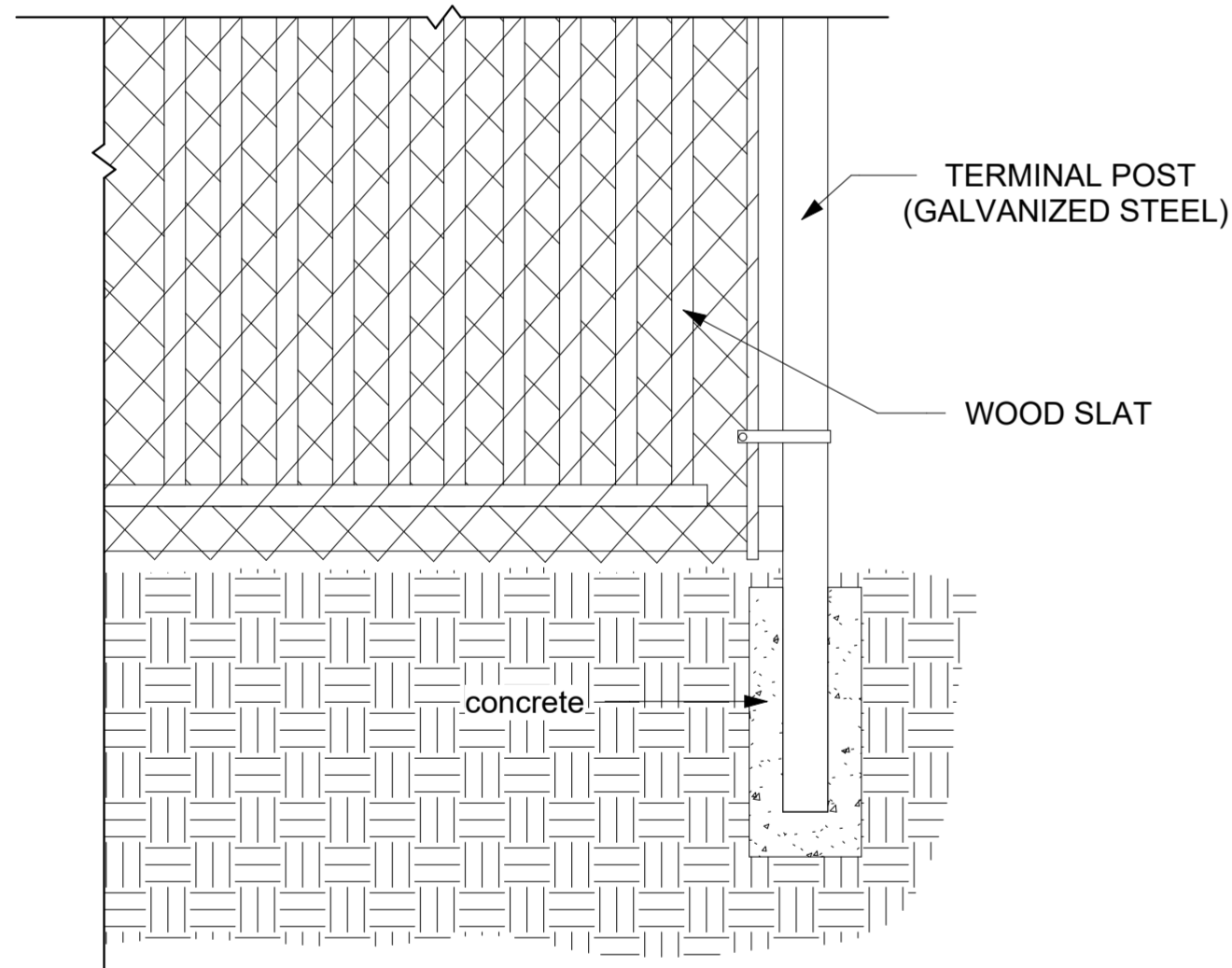




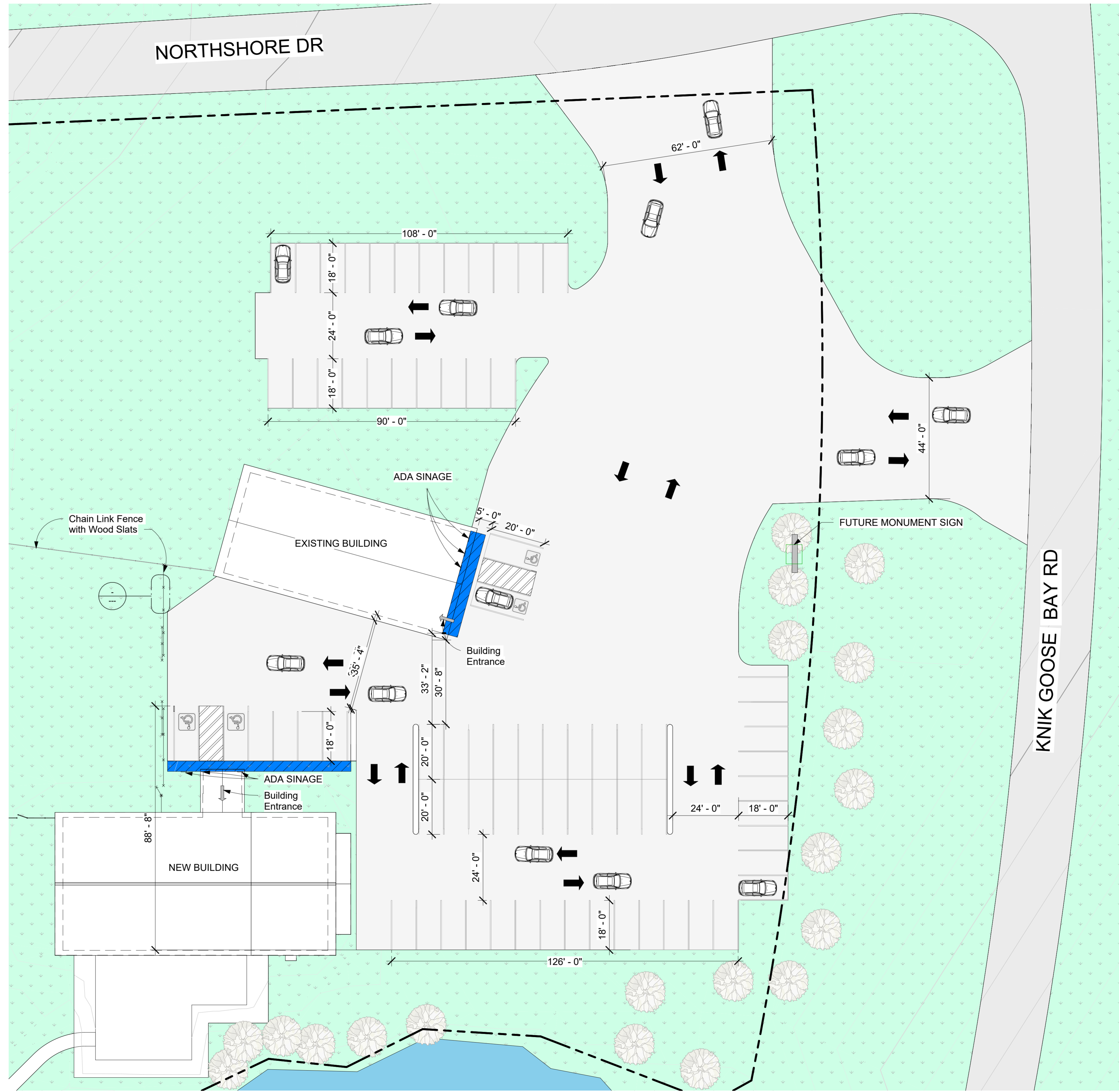
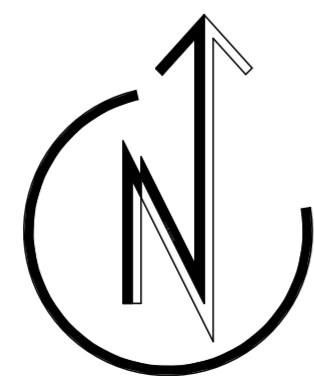
2 ADA Parking Sign Dimensions
 3/4" = 1'-0"

1 Parking Plan & Fire Department Access
 1" = 20'-0"

KEY - SYMBOL - LEGEND	
	VEGETATED OPEN SPACE
	PEDESTRIAN PATH
	GROUND
	PROPERTY LINE



2 Detail - Chain Link Fence with Wood Slats
3/4" = 1'-0"



1 Vehicular and Pedestrian Plan
1" = 20'-0"

NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS



Determine DESIGN LLC AECL1613
506 E FIREWEED LN, STE A
ANCHORAGE, AK 99503
Office: (907)339-9100
dan@determinedesign.com

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Sheet Issue Date:

4/7/2026 6:36:12 PM

Drawn by: AA

Checked by: DHC

Project Title: Knik Landing
Prepared for: Doug Massie
Sheet Title: Vehicular and Pedestrian Plan
Address: 10204 S Knik Goose Bay Rd, Wasilla, AK 99623

A-1.0.2

From: [Sawyer, Jane Preston \(CED\)](#)
To: [Alex Strawn](#); [Rick Benedict](#)
Cc: [Maxwell Sumner](#); [Bill Gamble](#); [Misty Massie](#); [Mike Brown](#); massman76@hotmail.com
Subject: RE: Broken Boat, LLC - License #597 - Protest
Date: Monday, March 16, 2026 3:04:34 PM
Attachments: [image001.png](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello, Rick and Alex,

The Alcoholic Beverage Control Board approved the Restaurant Endorsement with delegation at its February 3, 2026, meeting.

Respectfully,

Jane

Jane P. Sawyer
Program Coordinator 2
DCCED-Alcohol and Marijuana Control Office
550 W. 7th Avenue, Suite 1600
Anchorage, AK 99501
907-269-0490



From: Doug Massie <massman76@hotmail.com>
Sent: Monday, March 16, 2026 9:16 AM
To: Alex Strawn <alex.strawn@matsugov.us>
Cc: maxwell.sumner@matsugov.us; Sawyer, Jane Preston (CED) <jane.sawyer@alaska.gov>; bill.gamble@matsugov.us; Misty Massie <mmassiebblc@gmail.com>; mike.brown@matsugov.us
Subject: Fw: Broken Boat, LLC - License #597 - Protest

You don't often get email from massman76@hotmail.com. [Learn why this is important](#)

Good morning Mr. Strawn,

I am writing this email to request that the borough remove their protest and contact AMCO immediately, so that we may proceed with our restaurant endorsement application and review. Our facility (restaurant bar and grill building) has remained unchanged during our 5 years of ownership, and has never been protested by the MSB. Additionally, any outstanding fees were waived through MSB Assembly legislation on or about March 3rd, which I confirmed with Assemblyman Bill Gamble.

We have been waiting for this review since last April, and this may jeopardize our opportunity to continue serving under our restaurant endorsement if it not corrected immediately.

As you are aware, this has nothing to do with our new facility, or the application process it is currently going through, and we will continue to work through that process.

Again, we ask that you please contact AMCO immediately, so we are not dropped from the cue for approval, as we have been waiting nearly a year for this approval.

Thank you,

Doug and Misty Massie
Broken Boat LLC
907-232-7072

From: Misty Massie <mmassiebbllc@gmail.com>
Sent: Saturday, March 14, 2026 8:35 AM
To: Doug Massie <massman76@hotmail.com>
Subject: Fw: Broken Boat, LLC - License #597 - Protest

Get [Outlook for iOS](#)

From: Sawyer, Jane Preston (CED) <jane.sawyer@alaska.gov>
Sent: Thursday, March 12, 2026 12:52:20 PM
To: mmassiebbllc@gmail.com <mmassiebbllc@gmail.com>
Cc: CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>
Subject: Broken Boat, LLC - License #597 - Protest

Hello, Misty,

Just want to let you know that we/AMCO will not inspect nor issue the endorsement to your establishment until and if you get MSB what is needed for their process and the protest is lifted.

Thank you

Jane P. Sawyer

Program Coordinator 2

DCCED-Alcohol and Marijuana Control Office

550 W. 7th Avenue, Suite 1600

Anchorage, AK 99501

907-269-0490



From: License Reviews <License.Reviews@matsugov.us>

Sent: Monday, January 19, 2026 11:12 AM

To: AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>; CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>

Cc: mmassiebbllc@gmail.com

Subject: Broken Boat, LLC - License #597 - Protest

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

SUBJECT: Broken Boat, LLC

Site Location: 10204 S Kink Goose Bay Road, Wasilla, AK

License #597

New Endorsement Application for #5478 (Primary #597) – Restaurant Endorsement

A review of the files relating to the subject business and license application, as they relate to Matanuska-Susitna Borough Code, has been completed. Based on that review, the Matanuska-Susitna Borough hereby takes the following action:

|

XXX - PROTEST the issuance of the license for the following reason(s):

XXX - Other debts owed: \$100.00 MSB License Review Fees (2026) [Chapter 8.40 ALCOHOLIC BEVERAGE LICENSE REFERRALS](#)

XXX - The required modification to the existing Conditional Use Permit has not been issued: expansion of uses (Beverage Dispensary serving area) requires a modification according to [MSB 17.70.200](#). Permitted nonconforming uses shall not be expanded except as specifically provided by code.

Upon curing all the above-referenced deficiencies, the Matanuska-Susitna Borough will rescind any protest. It is the applicant's responsibility to notify the Development Services Division that any debts or taxes owed have been paid in full. The applicant(s) has been sent a copy of this communication via email, only if a protest has been issued.

Development Services Division

Matanuska-Susitna Borough

(907)861-7822



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

December 19, 2025

Matanuska-Susitna Borough

Via email: alex.strawn@matsugov.us ; license.reviews@matsugov.us ; rick.benedict@matsugov.us

Application type: (new) Restaurant Endorsement

Our app: 5478

Primary License No.: 597

License Type: Beverage Dispensary

Applicant: Broken Boat, LLC

DBA: Knik Bar & Liquor Store

Premises address: 10204 S Kink Goose Bay Road, Wasilla, AK

Contact: Misty Massie / mmassiebbllc@gmail.com / 907-232-1063

New Application

Transfer of Ownership Application

Transfer of Location Application

Transfer of Controlling Interest Application

Endorsement - (new) Restaurant Endorsement

This is your notice under AS 04.11.520 of application for an endorsement.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 305.085(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable. To protest the application referenced above, please submit your protest within 60 days and show proof of service upon the applicant.

AS 04.11.491 – AS 04.11.509 provide that the board will deny a license application if the board finds that the license is prohibited under as a result of an election conducted under AS 04.11.507.

AS 04.11.420 provides that the board will not issue a license when a local governing body protests an application on the grounds that the applicant's proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the alcohol establishment, unless the local government has approved a variance from the local ordinance.

Sincerely,

Jane P. Sawyer, Program Coordinator 2

For, Kevin Richard, Director amco.localgovernmentonly@alaska.gov



Document reference ID : 5478

Licensing Application Summary

Application ID: 5478

Applicant Name: Broken Boat Llc

License Type applied for: Restaurant Endorsement (RE) (AS 04.09.450)

Application Status: In Review

Application Submitted On: 04/16/2025 07:16 AM AKDT

Entity Information

Business Structure: Limited liability company

Alaska Entity Number (CBPL): 10137962

Entity Contact Information

Name	Phone	Email	Relation
Misty Massie	907-232-1063	mmassiebbllc@gmail.com	Designated Licensee

Mailing Address: P.O. Box 874893, Wasilla, AK, 99687, USA

Designated Licensee Information

Authority Type: I am authorized user by the designated licensee with binding authority

Prefix: Mrs

Legal First Name: Misty

Legal Last Name: Massie
Email Address: mmassiebbllc@gmail.com
Phone Number: 907-232-1063

Additional Authorized Users

Legal Name	Relation with Applicant
Alice Massie	Designated Licensee
Misty Massie	Designated Licensee
Douglas Massie	Family Member

Ownership / Principal Party Details

Principal Parent Entity	Principal Party	Role	%Ownership
Broken Boat Llc	Alice B. Massie	Member	33.33
Broken Boat Llc	Misty D Massie	Member	66.67

Premises Address

Address: 10204 S Knik Goose Bay Road, Wasilla, AK, 99654, USA
Does the proposed site include a valid street address? Yes

Primary license number

Primary License Information License Number - 597 - Beverage Dispensary License(BDL) - Wasilla

Basic Business information

Business/Trade Name: Knik Bar & Liquor Store

Local Government and Community Council Details

City/Municipality	No Local Government
Borough	Matanuska-Susitna Borough
Community Council Name	Knik-Fairview

Premises Diagram

Will the license or permit embrace the entire premises address?

Yes

Premises Diagram

- [#597 AB-02 - Premises Diagram.pdf](#)

Restaurant Detail

Dining after standard closing hours: AS 04.16.010(c)	No
Dining by persons 16 – 20 years of age: AS 04.16.049(a)(2)	Yes
Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3)	Yes
Employment for any persons under 21 years of age: AS 04.16.049(c)	Yes

List where within the premises minors are anticipated to have access in the course of either dining or employment. (Example: Minors will only be allowed in the dining area. OR Minors will only be employed and present in the Kitchen.)

Minors will only be allowed in the dining room and bathrooms. Employees under the age of 21 will only be allowed in the kitchen, dining room and bathrooms.

Describe the policies, practices and procedures that will be in place to ensure that minors do not gain access to alcohol while dining or employed at your premises.

Minors will be controlled from gaining access to alcohol will dining through several layers. (1) Only servers over the age of 21 and TAPS certified will serve alcohol to age-appropriate customers. (2) Servers ID any customer that asks for alcohol, if an ID is refused, the customer will not be served alcohol (3) Several signs are posted in the establishment the notes the age restriction on alcohol. (4) Designated alcohol areas, such as the bar, are clearly noted as an age restricted area. (5) Minors

are not allowed in the bar area. (6) Servers are trained to actively monitor tables with adults drinking alcohol and are accompanied with minors (7) Servers are trained to report any suspicious activities involving alcohol, especially in the presence of minors. (8) Alcohol storage is locked and only accessible by the owners and manager, which operate the business and are on-site every day. (9) AMCO approved posters are posted at the required location and visible to patrons at all times.

Is an owner, manager, or assistant manager who is 21 years of age or older always present on the premises during business hours? Yes

Food Service Permit

Is your license located in Municipality of Anchorage?	No
Do you have Approved food service permit for this premises?	Yes
Copy of the current food service permit for this premises OR the plan review approval.	Food Permit Renewal - 12695 and 12696.pdf

Entertainment & Service

Are any forms of entertainment offered or available within the licensed business or within the proposed licensed premises?	No
Food and beverage service offered or anticipated is:	Table Service

Restaurant Declaration

Please upload the finalized or expected Food and Alcohol Menu.	Broken Boat Menu - 0923.pdf
-----------------------------------------------------------------------	---------------------------------------------

There are tables or counters at my establishment for consuming food in a dining area on the premises. I have included with this form a menu, or an expected menu, listing the meals to be offered to patrons.

This menu includes entrées that are regularly sold and prepared by the licensee at the licensed premises.

I certify that the license for which I am requesting designation is either a Beverage Dispensary, Beverage Dispensary Tourism, Club, Sporting Activity or Event License, Outdoor Recreation Lodge, Golf Course, Destination Resort, OR Restaurant or Eating Place, Seasonal REPL Tourism License.

Hours Of Operation

Sunday	12:00 PM - 10:00 PM
Monday	04:00 PM - 10:00 PM
Tuesday	04:00 PM - 10:00 PM
Wednesday	04:00 PM - 10:00 PM
Thursday	04:00 PM - 10:00 PM
Friday	12:00 PM - 12:00 AM
Saturday	12:00 PM - 12:00 AM

Attestations

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 305.700.

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment,

or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

I certify that all proposed licensees have been listed with Division of Corporation, Business, and Professional Licensing.

I certify that I and any individual identified in the business entity ownership section of this application, has or will read AS 04 and its implementing regulations.

I certify I have provided a menu of a variety of types of food appropriate for meals that are prepared on the licensed premises.

I certify that non-employees under 21 years of age will not enter and remain on the licensed premises except for the purposes of dining only.

I certify that the sale and service of food and alcoholic beverages and any other business on the licensed premises is under the sole control of the licensee.

I certify the licensed premises is a bona fide restaurant as defined in AS 04.21.080(b).

I certify there is supervision on the licensed premises adequate to reasonably ensure that a person under 21 years of age will not gain access to alcoholic beverages.

Signature

This application was digitally signed by : Misty Massie on 04/15/2025 10:29 PM AKDT

Payment Info

Payment Type : CC

Payment Id: 13b4f673-b3eb-4343-90bb-f639b58cbd80

Receipt Number: 101055733

Payment Date: 04/16/2025 07:18 AM AKDT

Documents

#	File Name	Type	Added On
1	#597 AB-02 - Premises Diagram.pdf	License Location Diagram Document	04/15/2025 09:42 PM AKDT

2	Food Permit Renewal - 12695 and 12696.pdf	LicenseRestaurantDetailFoodServicePermitDocument	04/15/2025 10:17 PM AKDT
3	Broken Boat Menu - 0923.pdf	LicenseRestaurantDeclarationFoodAlcoMenuDocument	04/15/2025 10:23 PM AKDT



Alaska Food Code 2026 Establishment Permit

Division of Environmental Health
Food Safety & Sanitation Program

Permit Number: 12695
Issued to: **BROKEN BOAT LLC DBA KNIK BAR & LIQUOR STORE**
For: **KNIK BAR & LIQUOR STORE**
For Operation Of: **FF-1 Food Service**
Located at: **10204 S Knik-Goose Bay RD Wasilla, AK 99623**

This permit, issued under the provisions of 18 AAC 31, is valid until the noted expiration date or unless suspended or revoked by the department.

This permit is not transferable for change of ownership, facility location, or type of operation. It must be posted in plain view in the establishment and is the property of the State of Alaska.

Expiration Date:
December 31, 2026

Program Manager:

A handwritten signature in black ink, appearing to read "Kimberly S. O'Neil".

**If you have questions or concerns regarding safe food handling practices call or text
907-764-9825 or visit our website to file a complaint
(dec.alaska.gov/eh/fss/report-illness-issue/)**





Appetizers

Fried Green Beans \$10

Mozzarella Cheese Sticks \$10

Garlic Cheese Curds \$10

Jalapeno Poppers (6) \$10

Wings (10) \$18

Buffalo, BBQ, Garlic Parmesan, Mango Habanero, Sweet Chili, Naked, Salt & Pepper

Calamari (7.25 oz) \$16

Fried Zucchini Sticks \$10

Fried Okra \$10

Baskets

All Baskets are served with Choice of:

Fresh Cut Fries, Tots, Onion Rings \$2,
Sweet Potato Fries \$2

Substitute Side Salad, Cup of soup, or Chips

Chicken Strips (3) \$10

Shrimp (6) \$16

Fish & Chips – Halibut \$19

Fries & Tots \$6

Sweet Potato Fries \$9

Onion Rings \$9

Chips \$2

Add On

Jalapenos \$1, Bacon \$2, Mushrooms \$1
Extra Cheese \$1

Bread & Cheese

White, Wheat, Rye & Sourdough
American, Swiss & Pepper Jack

Sandwiches

All Sandwiches are served with Choice of:

Fresh Cut Fries, Tots, Onion Rings \$2,
Sweet Potato Fries \$2

Substitute Side Salad, Cup of soup, or Chips

B.L.T. Bacon, Lettuce, Tomato, Mayo \$14

Grilled Cheese Choice of Bread and Cheese \$10

Grilled Ham & Cheese Choice of Bread
and Cheese \$13

Knik Club Ham, Turkey, Cheese, Bacon,
Lettuce, Tomato, Mayo, Choice of Bread \$17

Ruben Pastrami, Swiss, Sauerkraut,
1000 Island on Rye \$17

Italian Stallion Ham, Pepperoni, Canadian
Bacon, Lettuce, Tomato, and Onion and Swiss
on Sourdough \$17

Chicken Burgers

All Burgers are served with Choice of:

Fresh Cut Fries, Tots, Onion Rings \$2,
Sweet Potato Fries \$2

Substitute Side Salad, Cup of soup, or Chips

Cowboy BBQ Chicken BBQ, Swiss, & Onion
Ring, Bacon \$17

Chicken Bacon Jack Lettuce, Tomato,
Mayo, Pickle, Onion, Bacon, Jack Cheese
Crispy or Grilled \$17

Burgers

All Burgers are served with Choice of:

Fresh Cut Fries, Tots, Onion Rings \$2,
Sweet Potato Fries \$2

Substitute Side Salad, Cup of soup, or Chips

Patty Melt Grilled Onions, Swiss Cheese,
1000 Island Dressing on Rye **\$17**

Cowboy Bacon, American Cheese, BBQ
Sauce, Onion Ring **\$17**

Knik Burger Ham, Bacon, American Cheese,
Topped with and Egg Over Easy, Lettuce
Tomato, Onion, Pickle **\$18**

Mushroom Swiss Swiss Cheese, Mushrooms **\$17**

Bacon Cheeseburger American Cheese,
Bacon, Lettuce, Tomato, Onion, Pickle, Mayo **\$17**

Hamburger Lettuce, Tomato, Onion,
Pickle, Mayo **\$15**
Add Cheese \$1

Black & Blue Burger Blue Cheese, Bacon,
Lettuce, Tomato, Onion, Pickle, Mayo **\$17**

Soup & Salad

**Dressing – (Ranch, Italian, Blue Cheese, 1000
Island, Ceasar, Honey Mustard, French)**

Clam Chowder Cup \$8 Bowl \$10

Chili Cup \$6 Bowl \$8

Daily Soup Cup \$6 Bowl \$8

Side Salad \$6

Caesar Salad \$10

Chicken Caesar Salad (Crispy or Grilled) \$17

**Chef Salad (Romain, Tomato, Ham,
Turkey, Cheese, Hard Boiled Egg** \$17

Wraps

All Wraps are served with Choice of:

Fresh Cut Fries, Tots, Onion Rings \$2,
Sweet Potato Fries \$2

Substitute Side Salad, Cup of soup, or Chips

Halibut Wrap Halibut, Bacon, Lettuce Tomato **\$18**

Chicken Wrap Grilled or Crispy, Bacon,
Lettuce, Tomato, Onion, Choice of Cheese and
Sauce Recommended Swiss and BBQ Sauce **\$17**

Italian Stallion Wrap Ham, Pepperoni,
Canadian Bacon, Lettuce, Tomato, Onion,
Swiss **\$17**

Knik Club Wrap Ham, Turkey, Bacon,
American Cheese, Lettuce, Tomato, Mayo **\$18**

Turkey or Ham Wrap Lettuce, Tomato, Onion,
Cheese, Mayo **\$15**

Breakfast (Open – 2:00 PM)

Knik 200 2 Eggs, 2 Meat, 2 Toast,
Home Fries **\$12**

Breakfast Sandwich 2 Eggs, 2 Meat, 2 Toast,
Cheese, Home Fries **\$12**

Friday Night Steak Night **\$26**
Add Mushrooms and Onions **\$1**

Saturday Night Prime Rib **\$30**

****All Credit / Debit Card Transactions
Subject to a 3% Service Fee**

Follow us on Facebook

****Consuming raw or undercooked meat may
increase your risk of foodborne illness****



Alaska Alcoholic Beverage Control Board
Form AB-02: Premises Diagram

Why is this form needed?

A detailed diagram of the proposed licensed premises is required for all liquor license applications, per AS 04.11.260 and 3 AAC 304.185. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.

The **second page of this form may not be required**. Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The first page must still be completed, attached to, and submitted with any supplemental diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

This form must be completed and submitted to AMCO's Anchorage office before any license application will be considered complete.

Yes No

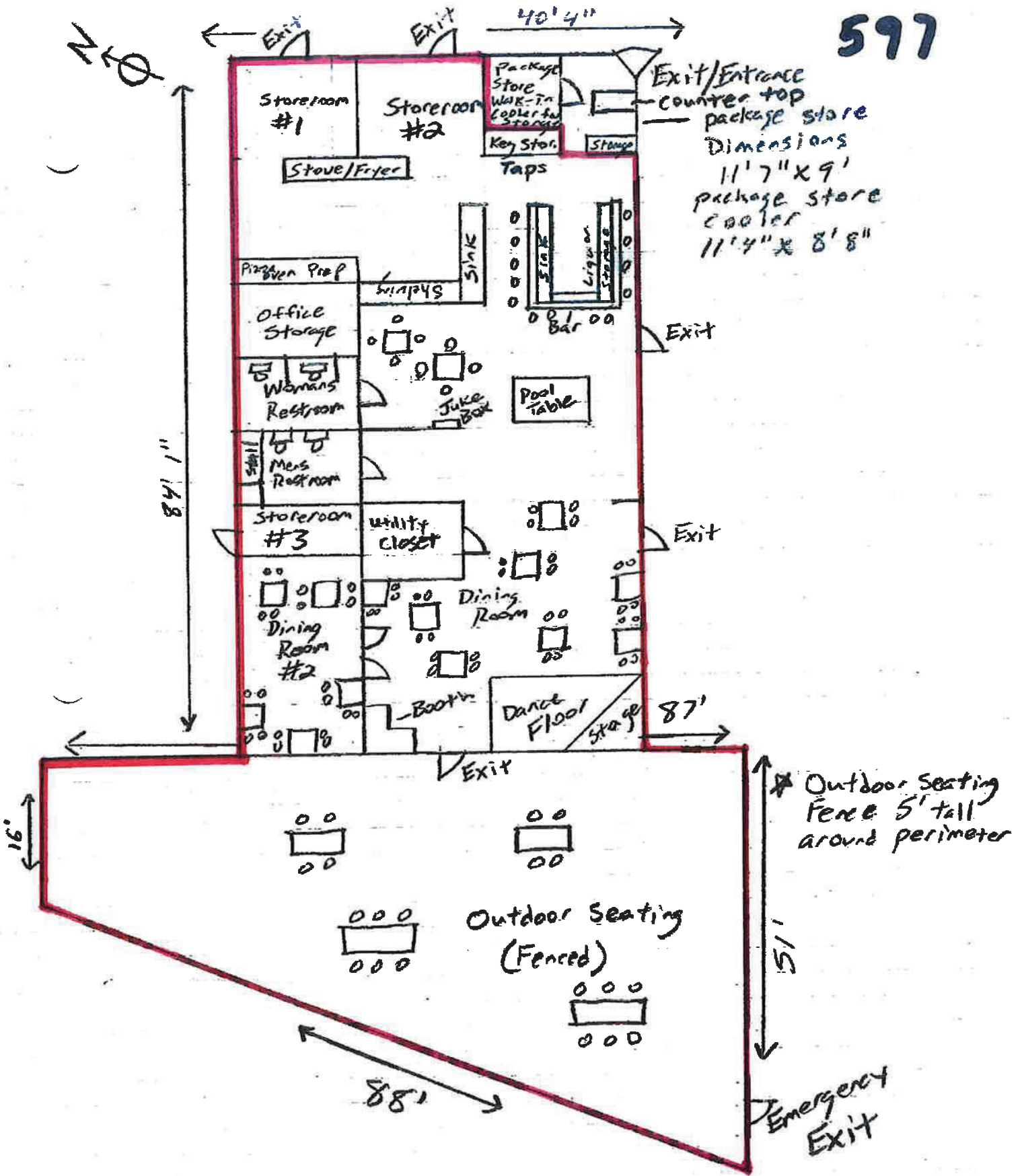
I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.

Section 1 - Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Broken Boat LLC	License Number:	597		
License Type:	Beverage Dispensary				
Doing Business As:	Knik Bar & Liquor Store				
Premises Address:	10204 S Knik Goose Bay Road				
City:	Wasilla	State:	AK	ZIP:	99623

597



UIC 14



From: [License Reviews](#)
To: [AMCO Local Government Only \(CED sponsored\)](#); [CED ABC Alcohol Licensing \(CED sponsored\)](#)
Cc: ["mmassiebbllc@gmail.com"](mailto:mmassiebbllc@gmail.com)
Subject: Broken Boat, LLC - License #597 - Protest
Date: Monday, January 19, 2026 11:11:00 AM
Attachments: [Persons to be Heard Form.pdf](#)

SUBJECT: Broken Boat, LLC
Site Location: 10204 S Kink Goose Bay Road, Wasilla, AK
License #597
New Endorsement Application for #5478 (Primary #597) – Restaurant
Endorsement

A review of the files relating to the subject business and license application, as they relate to Matanuska-Susitna Borough Code, has been completed. Based on that review, the Matanuska-Susitna Borough hereby takes the following action:

XXX - PROTEST the issuance of the license for the following reason(s):

XXX - Other debts owed: \$100.00 MSB License Review Fees (2026) [Chapter 8.40 ALCOHOLIC BEVERAGE LICENSE REFERRALS](#)

XXX - The required modification to the existing Conditional Use Permit has not been issued: expansion of uses (Beverage Dispensary serving area) requires a modification according to [MSB 17.70.200](#). Permitted nonconforming uses shall not be expanded except as specifically provided by code.

Upon curing all the above-referenced deficiencies, the Matanuska-Susitna Borough will rescind any protest. It is the applicant's responsibility to notify the Development Services Division that any debts or taxes owed have been paid in full. The applicant(s) has been sent a copy of this communication via email, only if a protest has been issued.

Development Services Division
Matanuska-Susitna Borough
(907)861-7822

AMCO LICENSE REVIEW

Date:

Facility:

Tax ID:

Tax Account Status:

Please see the attached State of Alaska Form for any additional information needed.

Excise and Area 36 Taxes:

Talkeetna Sales Tax: _____

Other Tax: _____

Tobacco Retail License: _____

Completed By:

LID/Other Taxes:

LID: _____

Other Taxes: _____

Completed By:

MATANUSKA-SUSITNA BOROUGH
ALCOHOL AND MARIJUANA LICENSE REFERRAL CHECKLIST

State License #		Status or checkmark
Tax ID#:		
Facility Name:		
1	Div Admin	Check My Property for property tax status If owner is corporation or LLC check SOA Corporation Website for Licensee affiliation.
2	Div Admin	Forward Marijuana Amco License Review Letter to michelle.bos@mea.coop
3	Div Admin	Check Code Compliance app for CC Case status (Open, Closed, or None)
4	Planner	If CC Case is open check to see if the compliance issue is associated with the business.
5	Planner	Notify MEA of any NEW cultivation facilities. Forward AMCO license review letter to michelle.bos@mea.coop .
6	Planner	Check CUP status. If a CUP is needed, and it has not been issued, this is a reason for a protest.
7	Planner	Planner evaluate and send MSB Review Fee email to applicant from License Review email. Create a PDF and add email to the existing PDF packet move to CM Unresolved folder
8	Div Admin	Check eCommerce site for online referral fee payments. Create a PDF of the receipt and add it to the packet. If nothing else was missing move the packet to the CM Planning folder.
9	Div Admin	If the email to applicant indicated past due taxes check My Property. When paid, create PDF and add to the Packet. Move the packet to the CM Planning folder.
10	Planner	After internal review is complete and no protest is needed, prepare and send AMCO No Protest email. Include the AB-03 or AB-14. Print email as PDF and add to packet. No requirement to notify licensee.
11	Planner	If No Protest: Update Permit App with the following: Status: "Authorized" Issue Date: Date of email to AMCO
12	Planner	Move packet to blue subfolder for current year in referral case record and update document title to remove start date
13	Planner	If all items are not current, issued, or paid and date is getting close to 60 days from AMCO letter, email or call licensee to let them know what is needed.

14	Planner	Only for Protests: Wait until the last day to protest. Check on fees, licenses, or taxes due prior to protesting.	
15	Planner	Only for Protests: Prepare AMCO Protest Letter. Provide details, such as amounts due when protesting license: <ul style="list-style-type: none"> • Delinquent taxes • Delinquent LID • No business license • No tobacco license • Required CUP not issued • Open Code Compliance Case, if associated with business • Review fee unpaid FYI: If protest is for less than \$200.00, AMCO will not hold up the license. MSB must still protest.	
16	Planner	Only for Protests: Send via email to AMCO <u>and</u> licensee (read receipt requested): <ul style="list-style-type: none"> • MSB Protest Letter • Notice of Right to Appear in Front of Assembly FYI: Send this to the licensee via certified mail if no email is available. Include certified mail receipt in email to AMCO. Print as PDF and add to the packet. Move the packet to the Protest folder.	
17	Planner	Update Permit App with the following: <i>Status:</i> "In Process" while in protest status <i>Comments:</i> Only if necessary <i>Assigned To:</i> Check for your name <i>Application Date:</i> Check for date of AMCO Review Letter <i>Notification Date:</i> Date of protest email to AMCO Document will remain in protest folder until protest items are resolved and all fees are paid.	
18	Planner	Once all protest items are remedied: Email AMCO with rescind protest letter, cc the licensee. Create PDF add to packet.	
19	Planner	Only for Protests: Update Permit App with the following <i>Status:</i> "Authorized" once protest is resolved <i>Comments:</i> Amend if necessary <i>Issue Date:</i> Date protest was rescinded to AMCO Move packet to blue subfolder for current year in referral case record and update document title to remove start date	

This check list intended to be a general guideline for processing an AMCO license review. Not all steps have to be done in this order. Efficiency, deadlines, and common sense must be used to determine the next appropriate step.



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

December 19, 2025

Matanuska-Susitna Borough

Via email: alex.strawn@matsugov.us ; license.reviews@matsugov.us ; rick.benedict@matsugov.us

Application type: (new) Restaurant Endorsement

Our app: 5478

Primary License No.: 597

License Type: Beverage Dispensary

Applicant: Broken Boat, LLC

DBA: Knik Bar & Liquor Store

Premises address: 10204 S Kink Goose Bay Road, Wasilla, AK

Contact: Misty Massie / mmassiebbllc@gmail.com / 907-232-1063

New Application

Transfer of Ownership Application

Transfer of Location Application

Transfer of Controlling Interest Application

Endorsement - (new) Restaurant Endorsement

This is your notice under AS 04.11.520 of application for an endorsement.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 305.085(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable. To protest the application referenced above, please submit your protest within 60 days and show proof of service upon the applicant.

AS 04.11.491 – AS 04.11.509 provide that the board will deny a license application if the board finds that the license is prohibited under as a result of an election conducted under AS 04.11.507.

AS 04.11.420 provides that the board will not issue a license when a local governing body protests an application on the grounds that the applicant's proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the alcohol establishment, unless the local government has approved a variance from the local ordinance.

Sincerely,

Jane P. Sawyer, Program Coordinator 2

For, Kevin Richard, Director amco.localgovernmentonly@alaska.gov



Document reference ID : 5478

Licensing Application Summary

Application ID: 5478

Applicant Name: Broken Boat Llc

License Type applied for: Restaurant Endorsement (RE) (AS 04.09.450)

Application Status: In Review

Application Submitted On: 04/16/2025 07:16 AM AKDT

Entity Information

Business Structure: Limited liability company

Alaska Entity Number (CBPL): 10137962

Entity Contact Information

Name	Phone	Email	Relation
Misty Massie	907-232-1063	mmassiebbllc@gmail.com	Designated Licensee

Mailing Address: P.O. Box 874893, Wasilla, AK, 99687, USA

Designated Licensee Information

Authority Type: I am authorized user by the designated licensee with binding authority

Prefix: Mrs

Legal First Name: Misty

Legal Last Name: Massie
Email Address: mmassiebbllc@gmail.com
Phone Number: 907-232-1063

Additional Authorized Users

Legal Name	Relation with Applicant
Alice Massie	Designated Licensee
Misty Massie	Designated Licensee
Douglas Massie	Family Member

Ownership / Principal Party Details

Principal Parent Entity	Principal Party	Role	%Ownership
Broken Boat Llc	Alice B. Massie	Member	33.33
Broken Boat Llc	Misty D Massie	Member	66.67

Premises Address

Address: 10204 S Knik Goose Bay Road, Wasilla, AK, 99654, USA
Does the proposed site include a valid street address? Yes

Primary license number

Primary License Information License Number - 597 - Beverage Dispensary License(BDL) - Wasilla

Basic Business information

Business/Trade Name: Knik Bar & Liquor Store

Local Government and Community Council Details

City/Municipality	No Local Government
Borough	Matanuska-Susitna Borough
Community Council Name	Knik-Fairview

Premises Diagram

Will the license or permit embrace the entire premises address?

Yes

Premises Diagram

- [#597 AB-02 - Premises Diagram.pdf](#)

Restaurant Detail

Dining after standard closing hours: AS 04.16.010(c)	No
Dining by persons 16 – 20 years of age: AS 04.16.049(a)(2)	Yes
Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3)	Yes
Employment for any persons under 21 years of age: AS 04.16.049(c)	Yes

List where within the premises minors are anticipated to have access in the course of either dining or employment. (Example: Minors will only be allowed in the dining area. OR Minors will only be employed and present in the Kitchen.)

Minors will only be allowed in the dining room and bathrooms. Employees under the age of 21 will only be allowed in the kitchen, dining room and bathrooms.

Describe the policies, practices and procedures that will be in place to ensure that minors do not gain access to alcohol while dining or employed at your premises.

Minors will be controlled from gaining access to alcohol will dining through several layers. (1) Only servers over the age of 21 and TAPS certified will serve alcohol to age-appropriate customers. (2) Servers ID any customer that asks for alcohol, if an ID is refused, the customer will not be served alcohol (3) Several signs are posted in the establishment the notes the age restriction on alcohol. (4) Designated alcohol areas, such as the bar, are clearly noted as an age restricted area. (5) Minors

are not allowed in the bar area. (6) Servers are trained to actively monitor tables with adults drinking alcohol and are accompanied with minors (7) Servers are trained to report any suspicious activities involving alcohol, especially in the presence of minors. (8) Alcohol storage is locked and only accessible by the owners and manager, which operate the business and are on-site every day. (9) AMCO approved posters are posted at the required location and visible to patrons at all times.

Is an owner, manager, or assistant manager who is 21 years of age or older always present on the premises during business hours? Yes

Food Service Permit

Is your license located in Municipality of Anchorage?	No
Do you have Approved food service permit for this premises?	Yes
Copy of the current food service permit for this premises OR the plan review approval.	Food Permit Renewal - 12695 and 12696.pdf

Entertainment & Service

Are any forms of entertainment offered or available within the licensed business or within the proposed licensed premises?	No
Food and beverage service offered or anticipated is:	Table Service

Restaurant Declaration

Please upload the finalized or expected Food and Alcohol Menu.	Broken Boat Menu - 0923.pdf
-----------------------------------------------------------------------	---------------------------------------------

There are tables or counters at my establishment for consuming food in a dining area on the premises. I have included with this form a menu, or an expected menu, listing the meals to be offered to patrons.

This menu includes entrées that are regularly sold and prepared by the licensee at the licensed premises.

I certify that the license for which I am requesting designation is either a Beverage Dispensary, Beverage Dispensary Tourism, Club, Sporting Activity or Event License, Outdoor Recreation Lodge, Golf Course, Destination Resort, OR Restaurant or Eating Place, Seasonal REPL Tourism License.

Hours Of Operation

Sunday	12:00 PM - 10:00 PM
Monday	04:00 PM - 10:00 PM
Tuesday	04:00 PM - 10:00 PM
Wednesday	04:00 PM - 10:00 PM
Thursday	04:00 PM - 10:00 PM
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Saturday	12:00 PM - 12:00 AM

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I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 305.700.

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment,

or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

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I certify that I and any individual identified in the business entity ownership section of this application, has or will read AS 04 and its implementing regulations.

I certify I have provided a menu of a variety of types of food appropriate for meals that are prepared on the licensed premises.

I certify that non-employees under 21 years of age will not enter and remain on the licensed premises except for the purposes of dining only.

I certify that the sale and service of food and alcoholic beverages and any other business on the licensed premises is under the sole control of the licensee.

I certify the licensed premises is a bona fide restaurant as defined in AS 04.21.080(b).

I certify there is supervision on the licensed premises adequate to reasonably ensure that a person under 21 years of age will not gain access to alcoholic beverages.

Signature

This application was digitally signed by : Misty Massie on 04/15/2025 10:29 PM AKDT

Payment Info

Payment Type : CC

Payment Id: 13b4f673-b3eb-4343-90bb-f639b58cbd80

Receipt Number: 101055733

Payment Date: 04/16/2025 07:18 AM AKDT

Documents

#	File Name	Type	Added On
1	#597 AB-02 - Premises Diagram.pdf	License Location Diagram Document	04/15/2025 09:42 PM AKDT

2	Food Permit Renewal - 12695 and 12696.pdf	LicenseRestaurantDetailFoodServicePermitDocument	04/15/2025 10:17 PM AKDT
3	Broken Boat Menu - 0923.pdf	LicenseRestaurantDeclarationFoodAlcoMenuDocument	04/15/2025 10:23 PM AKDT



Alaska Food Code 2026 Establishment Permit

Division of Environmental Health
Food Safety & Sanitation Program

Permit Number: 12695
Issued to: **BROKEN BOAT LLC DBA KNIK BAR & LIQUOR STORE**
For: **KNIK BAR & LIQUOR STORE**
For Operation Of: **FF-1 Food Service**
Located at: **10204 S Knik-Goose Bay RD Wasilla, AK 99623**

This permit, issued under the provisions of 18 AAC 31, is valid until the noted expiration date or unless suspended or revoked by the department.

This permit is not transferable for change of ownership, facility location, or type of operation. It must be posted in plain view in the establishment and is the property of the State of Alaska.

Expiration Date:
December 31, 2026

Program Manager:

A handwritten signature in black ink, appearing to read "Kimberly S. O'Neil".

**If you have questions or concerns regarding safe food handling practices call or text
907-764-9825 or visit our website to file a complaint
(dec.alaska.gov/eh/fss/report-illness-issue/)**





Appetizers

Fried Green Beans \$10

Mozzarella Cheese Sticks \$10

Garlic Cheese Curds \$10

Jalapeno Poppers (6) \$10

Wings (10) \$18

Buffalo, BBQ, Garlic Parmesan, Mango Habanero, Sweet Chili, Naked, Salt & Pepper

Calamari (7.25 oz) \$16

Fried Zucchini Sticks \$10

Fried Okra \$10

Baskets

All Baskets are served with Choice of:

Fresh Cut Fries, Tots, Onion Rings \$2,
Sweet Potato Fries \$2

Substitute Side Salad, Cup of soup, or Chips

Chicken Strips (3) \$10

Shrimp (6) \$16

Fish & Chips – Halibut \$19

Fries & Tots \$6

Sweet Potato Fries \$9

Onion Rings \$9

Chips \$2

Add On

Jalapenos \$1, Bacon \$2, Mushrooms \$1
Extra Cheese \$1

Bread & Cheese

White, Wheat, Rye & Sourdough
American, Swiss & Pepper Jack

Sandwiches

All Sandwiches are served with Choice of:

Fresh Cut Fries, Tots, Onion Rings \$2,
Sweet Potato Fries \$2

Substitute Side Salad, Cup of soup, or Chips

B.L.T. Bacon, Lettuce, Tomato, Mayo \$14

Grilled Cheese Choice of Bread and Cheese \$10

Grilled Ham & Cheese Choice of Bread
and Cheese \$13

Knik Club Ham, Turkey, Cheese, Bacon,
Lettuce, Tomato, Mayo, Choice of Bread \$17

Ruben Pastrami, Swiss, Sauerkraut,
1000 Island on Rye \$17

Italian Stallion Ham, Pepperoni, Canadian
Bacon, Lettuce, Tomato, and Onion and Swiss
on Sourdough \$17

Chicken Burgers

All Burgers are served with Choice of:

Fresh Cut Fries, Tots, Onion Rings \$2,
Sweet Potato Fries \$2

Substitute Side Salad, Cup of soup, or Chips

Cowboy BBQ Chicken BBQ, Swiss, & Onion
Ring, Bacon \$17

Chicken Bacon Jack Lettuce, Tomato,
Mayo, Pickle, Onion, Bacon, Jack Cheese
Crispy or Grilled \$17

Burgers

All Burgers are served with Choice of:

Fresh Cut Fries, Tots, Onion Rings \$2,
Sweet Potato Fries \$2

Substitute Side Salad, Cup of soup, or Chips

Patty Melt Grilled Onions, Swiss Cheese,
1000 Island Dressing on Rye **\$17**

Cowboy Bacon, American Cheese, BBQ
Sauce, Onion Ring **\$17**

Knik Burger Ham, Bacon, American Cheese,
Topped with and Egg Over Easy, Lettuce
Tomato, Onion, Pickle **\$18**

Mushroom Swiss Swiss Cheese, Mushrooms **\$17**

Bacon Cheeseburger American Cheese,
Bacon, Lettuce, Tomato, Onion, Pickle, Mayo **\$17**

Hamburger Lettuce, Tomato, Onion,
Pickle, Mayo **\$15**
Add Cheese \$1

Black & Blue Burger Blue Cheese, Bacon,
Lettuce, Tomato, Onion, Pickle, Mayo **\$17**

Soup & Salad

**Dressing – (Ranch, Italian, Blue Cheese, 1000
Island, Ceasar, Honey Mustard, French)**

Clam Chowder Cup \$8 Bowl \$10

Chili Cup \$6 Bowl \$8

Daily Soup Cup \$6 Bowl \$8

Side Salad \$6

Caesar Salad \$10

Chicken Caesar Salad (Crispy or Grilled) \$17

**Chef Salad (Romain, Tomato, Ham,
Turkey, Cheese, Hard Boiled Egg** \$17

Wraps

All Wraps are served with Choice of:

Fresh Cut Fries, Tots, Onion Rings \$2,
Sweet Potato Fries \$2

Substitute Side Salad, Cup of soup, or Chips

Halibut Wrap Halibut, Bacon, Lettuce Tomato **\$18**

Chicken Wrap Grilled or Crispy, Bacon,
Lettuce, Tomato, Onion, Choice of Cheese and
Sauce Recommended Swiss and BBQ Sauce **\$17**

Italian Stallion Wrap Ham, Pepperoni,
Canadian Bacon, Lettuce, Tomato, Onion,
Swiss **\$17**

Knik Club Wrap Ham, Turkey, Bacon,
American Cheese, Lettuce, Tomato, Mayo **\$18**

Turkey or Ham Wrap Lettuce, Tomato, Onion,
Cheese, Mayo **\$15**

Breakfast (Open – 2:00 PM)

Knik 200 2 Eggs, 2 Meat, 2 Toast,
Home Fries **\$12**

Breakfast Sandwich 2 Eggs, 2 Meat, 2 Toast,
Cheese, Home Fries **\$12**

Friday Night Steak Night **\$26**
Add Mushrooms and Onions **\$1**

Saturday Night Prime Rib **\$30**

****All Credit / Debit Card Transactions
Subject to a 3% Service Fee**

Follow us on Facebook

****Consuming raw or undercooked meat may
increase your risk of foodborne illness****



Alaska Alcoholic Beverage Control Board Form AB-02: Premises Diagram

Why is this form needed?

A detailed diagram of the proposed licensed premises is required for all liquor license applications, per AS 04.11.260 and 3 AAC 304.185. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.

The **second page** of this form may not be required. Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The first page must still be completed, attached to, and submitted with any supplemental diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

This form must be completed and submitted to AMCO's Anchorage office before any license application will be considered complete.

Yes No

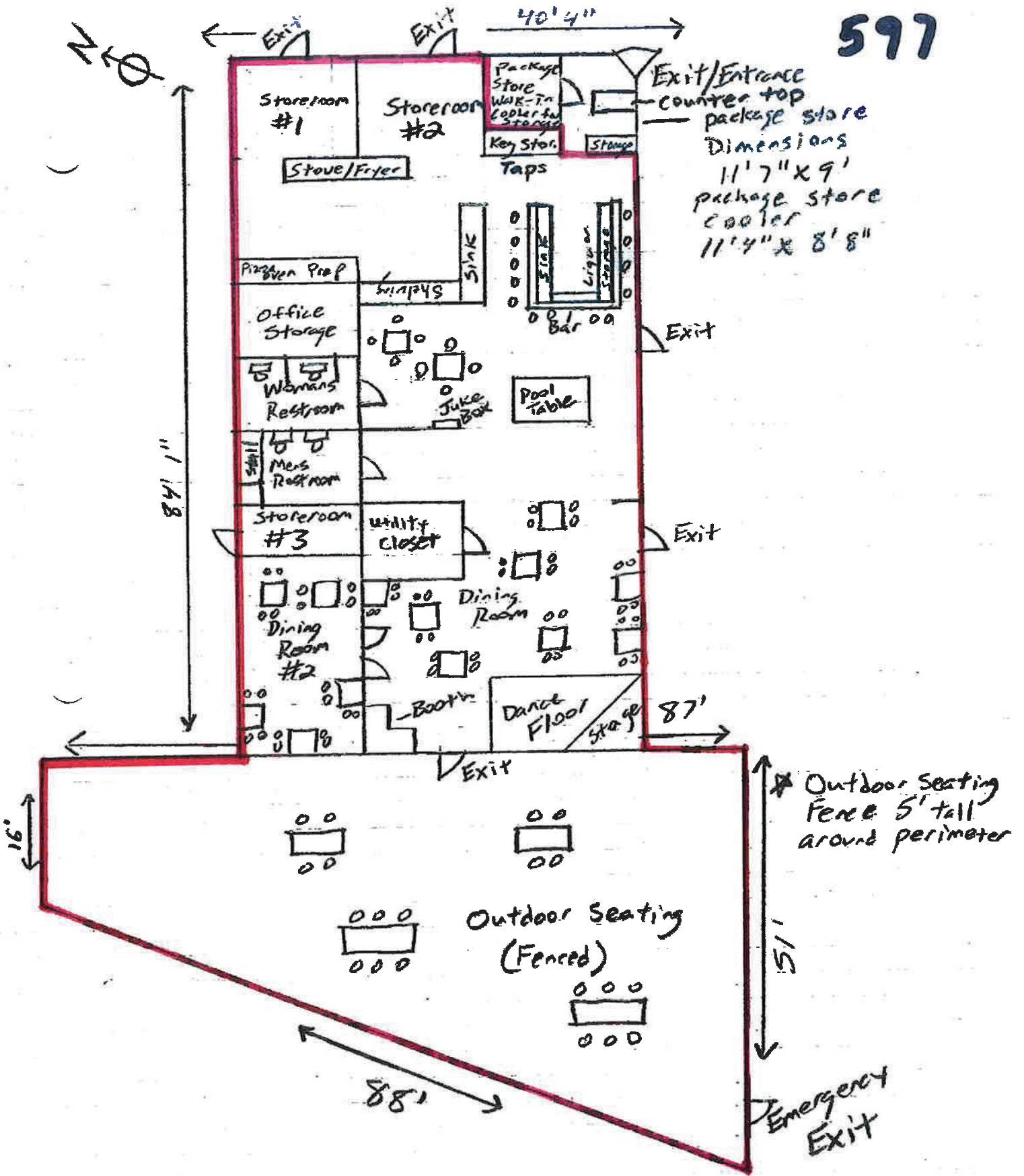
I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.

Section 1 - Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Broken Boat LLC	License Number:	597		
License Type:	Beverage Dispensary				
Doing Business As:	Knik Bar & Liquor Store				
Premises Address:	10204 S Knik Goose Bay Road				
City:	Wasilla	State:	AK	ZIP:	99623

597



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