



# Valdez Beautification Matching Grant Program 2026 Application

## 1. PROJECT LOCATION

Address to be improved: 350 Galena Dr.

Assessor Parcel ID Number(s): 70400.350250

Name of Business or Organization: Magpies LLC

Is this property (check one):  Tier One  Tier Two

## 2. APPLICANT INFORMATION

Name: Margaret Auble

Address: 350 Galena Dr. [REDACTED]

Mailing Address: POB [REDACTED] Valdez, AK 99686

Email Address: [REDACTED] Phone: [REDACTED]

Do you:  Own  Rent (month to month)  Lease

If leased, date of lease expiration: \_\_\_\_\_

Name of Property Owner(s): Margaret Auble / Magpies LLC

Property Owner Email Address: [REDACTED]

Property Owner Phone: [REDACTED]

### 3. DESCRIPTION OF PROPOSED IMPROVEMENTS

Please attach the following to this application for consideration:

- Detailed written description of proposed work.
- Sketches or drawings of proposed improvements, including samples/photographs of paint colors or materials to be used (do not need to be professionally drawn, but are required for application consideration).
- Color "before" photographs of the area or areas to be improved (submitted electronically if possible).
- Bids for contracted work.
- Budget breakdown – including itemized list of costs associated with the project.
- A letter/narrative addressed to the Beautification Commission detailing how the proposed work adds to the aesthetics of your property and our community.

**Applications missing any of the above items will not be considered.**

### 4. ESTIMATED TIMELINE FOR PROJECT COMPLETION:

We hope to break ground in July, with completion and occupancy by the beginning of October.

### 5. ESTIMATED COSTS

TOTAL ESTIMATED PROJECT COST: \$ 166,857.04

TOTAL MATCHING GRANT REQUESTED: \$ 25,000.00

Depending on available funding for the grant program, awarded matching grants may be less than the full amount requested in this project application. Could and would you proceed with this project if you are awarded less than the full matching grant amount requested?

Circle one: YES NO

Please explain. I have planned to develop this corner for 6 years, and now is the time. Every grant goes a long way, but not receiving them will not hinder us.  
By signing below, I confirm I have read and understand the requirements and process for the 2026 Beautification Matching Grant Program. The information submitted in this application is true and complete to the best of my knowledge.

Property Owner Signature: Margaret Auble Date: 4-30-20

Applicant Signature: Margaret Auble Date: 4-30-20

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## Magpies LLC

350 Galena St.

Valdez, AK

# Hazelet Houses:Landscaping

28<sup>th</sup> April 2026

## OVERVIEW

Magpies LLC has provided many services in the Valdez Hospitality industry over the past 19 years. And for the last decade we have been navigating the possibilities of more permanent roots that provide a well rounded stay to our visitors. We have finally come to a business model that meets the needs of investment (both financial and life) and the needs of our community. While we are sunsetting the cafe and events, we are not at all stepping away from hospitality and providing the delicious guest experience Magpie's has come to be known for. The new lodging we are building will continue to blend remembering our old town roots and Alaskan style, with clean, efficient, and cozy modern touches. This corner property on Galena street has provided quiet sanctuary even during our wildest events. The bird life, and wanderings of local wildlife is vibrant. And we are on the beaten path for local's daily walks and nights out. Keeping that all in mind we are asking for the beautification grant to assist with the permanent landscaping that will be going in at the back of each of the houses on Hazelet, which will actually be their relaxation areas. How fun will it be for our guests to watch parades from their tea gardens?!

## GOALS

1. Revegetate property after build with plants that provide curb appeal, nutritional use, and are found in local gardens around Valdez.
2. Choose plants and materials that thrive in Valdez weather, need low maintenance, and bloom vibrantly every season. (While maintaining an Alaskan English tea garden feel.)
3. Provide a finished look and private feel for visiting guests.
4. Provide cute curbside appeal for our community in a healthy well cared for thriving property and small business.

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## **SPECIFICATIONS**

### **Driving Way / Entrance / Surrounding**

- Lilac Trees or Apple Trees on either side of the driveway as you drive in.

### **Cabin Landscaping**

- The front of each cabin will be decorated with Lilac Trees on either side of the staircase. A lower lying shrub can be used to cover the skirting of the building.
- Pavers will be laid to create a walkway from the front of each cabin to the back giving access to the English Tea Garden in the back.
- The ground around all cabins will be skimmed to create a clean surface for ground cover and resurfacing with small smooth stones.
- Along the two longer sides of all cabins will be Goats Beard.
- The back of each cabin will have a classic “English Garden Feel” with a wide variety of the following plants: Alaskan Roses, Lavender, Foxglove, Delphiniums, Peonies, Clematis, Hydrangea and herbs such as, Thyme, Rosemary, Sage, Mint, Chamomile and Lemon Balm. The garden will be accompanied by a beautiful trellis allowing the Clematis to climb with a comfortable seating area. The view of these gardens from Hazelet Road will be one to remember by all who see.
- To add extra shade, privacy and fragrance, Apple Trees will be planted between each cabin.

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## **MILESTONES**

### **Break Ground: June**

By the end of June we will have underwriting complete, be at 90% completion with 61\*North Architects and Criterion General on the buildings, and have permitting with Fire Life and Safety completed. This will be when we break ground! Water/Sewer/Foundations will go in.

### **Build Cabins: July**

While the land is being developed and buttoned back up, the cabins are being build in Anchorage. They are scheduled to arrive in July. Builders will follow them down to assemble on site.

### **Finish Interiors: August/September**

Plumbing and Electrical will be finished by Frontier Electrical and Caliber Mechanical. Criterion will do the rest of the finish work. We should be ready for an occupancy walk through by late September/early October.

### **Landscaping: September**

While interior finish work is occurring I will have Sam complete the landscaping. If anything needs to be wintered in a green house over the winter for spring planting we will take that into consideration. However, I believe this will all plant well in September.

### **CELEBRATE !! First Bookings: December**

Magpies will finally be living the hospitality dreams that sprouted in a young 30 year old girl's heart when she attempted to buy the Brookside BnB while leaving her sweet brick and mortar bakery 14 years ago. The soft opening and first bookings are slated for November, with a grand opening of December Christmas Cottages!

## Elise Sorum-Birk

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**From:** Margaret Auble [REDACTED]  
**Sent:** Friday, May 1, 2026 8:13 AM  
**To:** Elise Sorum-Birk  
**Subject:** Magpies LLC Beautification Matching Grant Application  
**Attachments:** 2026 Beautification Matching Grant Narrative.pdf; Hazelet Housing Project - Landscaping Budget.pdf; Hazelet House Landscaping Invoice.pdf; 2026 4 6 HAZELET CABIN 35% PROGRESS PLAN SET (1).pdf; landscape thoughts set 1.pdf; 2026.02.12 Magpie\_Valdez-11x17 (2).pdf; benchgarden.JPG; AgTec Geocell Ground Grid 4 Inch, 8.4ft x 27.4ft, Standard Depth – Cellular Conf.pdf; Before Photo Hazelet View.heic; Before Aerial View.JPG; Before Hazelet Galena Corner.mov; 2026application.pdf

Dear Beautification Commission,

My full grant application is attached below. After a beautiful winter of planning and financing, we are finally in a position to confidently apply for grants and move forward with the project. Magpies has been operating on the corner of Galena for 7 years now, bringing a beautiful heartbeat to the community. But this presence had to be packed away each winter, and it became increasingly difficult to maintain and rebuild every summer. We have been navigating a more permanent change since the beginning, and are so excited to be implementing it. I do hope to continue to bring beauty and abundance to our town well into the future! Building energy efficient and classic small structures will meet travelers' needs, providing a unique, cozy curb appeal over standard large hotel development, and grow space to anchor the community. Thank you for this grant opportunity. The programs currently offered to encourage development have helped the projections immensely!





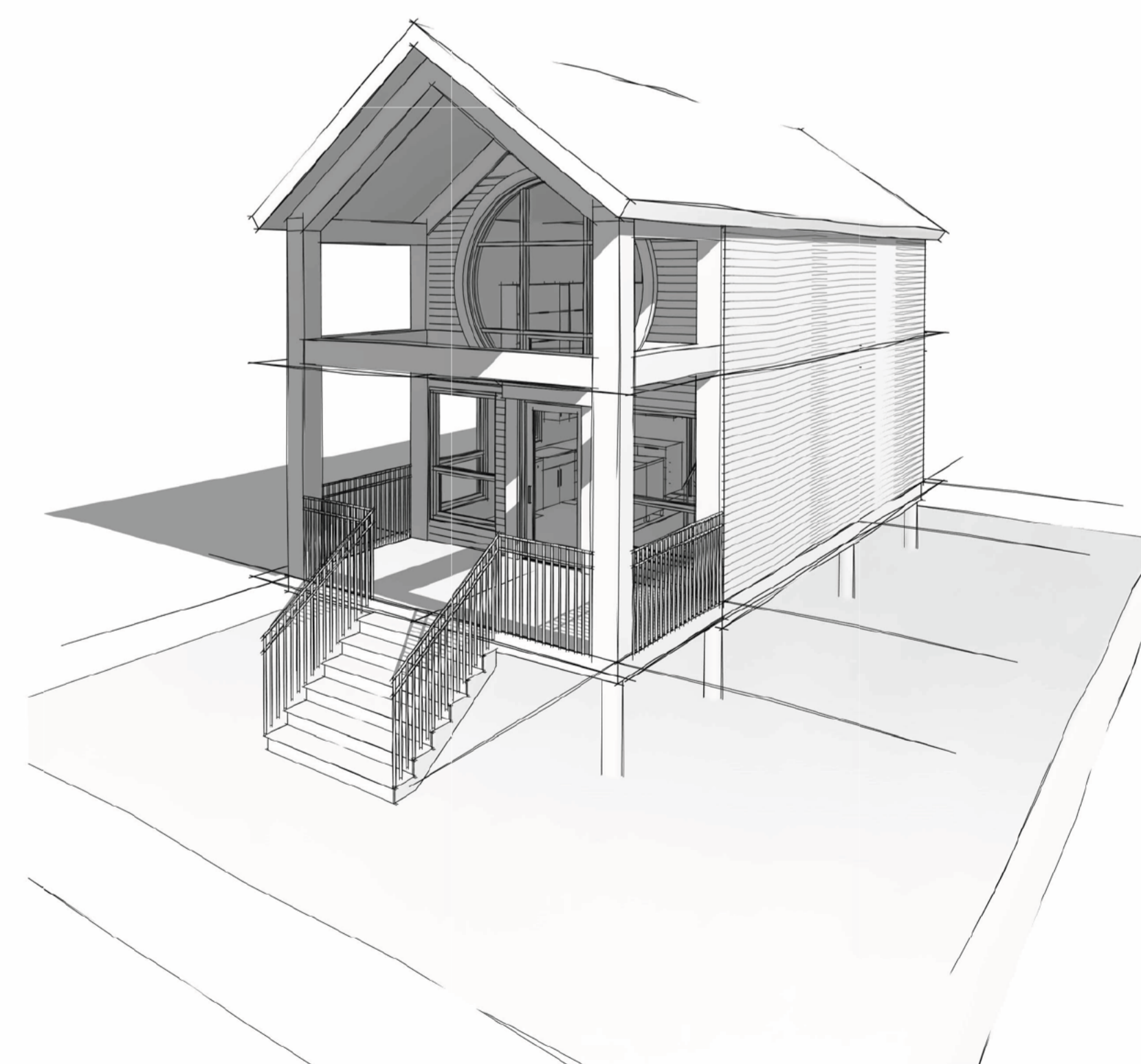


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Maggie Auble  
Magpies LLC

[www.magpiesonthefly.com](http://www.magpiesonthefly.com)



61 NORTH ARCHITECTS  
3401 DENALI STREET SUITE 102  
ANCHORAGE, ALASKA 99503  
PH. 907-274-4446



HAZELET DEVELOPMENT - CABIN ONE

PROJECT ADDRESS:  
CORNER OF HAZELET AVENUE  
AND GALENA DRIVE  
VALDEZ, ALASKA  
61 PROJECT NO. 2K26007

COVER  
A0

DATE: 04.06.2026  
35% PROGRESS PLANS

## PROJECT DESCRIPTION

A PROPOSED, FIVE-UNIT CABIN RENTAL DEVELOPMENT IN VALDEZ, ALASKA. THE CABINS ARE 16' x 28' WITH A SMALL LOFT AND COVERED ENTRY DECK.

ADDITIONAL STRUCTURES ON SITE ARE ANTICIPATED TO BE FOR COMMON SAUNAS AND HOT TUB.

THE CONSTRUCTION TYPE IS TYPE V NON-SPRINKLERED.

## GENERAL NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2021 IBC, LOCAL AMENDMENTS AND GOOD STANDARD PRACTICE. CONTRACTOR TO COORDINATE ALL DIMENSIONS, SIZING AND OPENINGS WITH ALL TRADES. CONTRACTOR TO VERIFY ALL CONNECTOR SIZES TO ENSURE PROPER FIT.

2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND FINISH GRADES.

3. ALL MATERIALS AND WORK SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS.

4. ALL MATERIALS AND PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

5. DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, AND GRID LINES UNLESS OTHERWISE NOTED.

## CODE ANALYSIS

### IBC 2021 AND STATE OF ALASKA AMENDMENTS

2021 INTERNATIONAL BUILDING CODE  
 2021 INTERNATIONAL FIRE CODE  
 2009 ICC/ANSI A117.1

CONSTRUCTION TYPE: VB, NON-SPRINKLERED

OCCUPANCY:  
 GROUP R-3, LODGING HOUSE (TRANSIENT) WITH FIVE OR FEWER GUEST ROOMS AND 10 OR FEWER OCCUPANTS.

SECTION 420 GROUPS I-1, R-1, R-2, R-3 AND R-4  
 THESE CODE SECTIONS OF RATED WALLS AND FLOOR ASSEMBLIES DO NOT APPLY TO THIS STRUCTURE BECAUSE THE CABINS ARE AN INDIVIDUAL UNIT WITH SEPARATION TO THE ADJACENT UNITS AND COMMON SPACE.

SECTION 504 BUILDING HEIGHT AND NUMBER OF STORIES  
 IBC TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE  
 R - (TYPE VB, NS) = 40 FEET

IBC TABLE 504.4, ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE  
 R-3 - (TYPE VB, NS) = 3 STORIES

SECTION 506 BUILDING AREA  
 IBC TABLE 506.2 ALLOWABLE AREA DETERMINATION.  
 R-3 - (TYPE VB, NS) = UNLIMITED AREA

STATE OF AK AMENDMENT TO THE CODE:  
 (21) Chapter 5, Table 509.1 (Incidental uses) of the IBC, is revised by changing the wording in the first block under the left column to read: "Furnace rooms in Group E, I, and R-1, R-2, R-3, and R-4 occupancies regardless of Btu input, and furnace rooms of all other occupancies where the largest piece of equipment is over 400,000 Btu per hour input".

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS  
 TYPE VB CONSTRUCTION  
 PRIMARY STRUCTURAL FRAME 0 HOUR  
 BEARING WALLS 0 HOUR  
 EXTERIOR 0 HOUR  
 INTERIOR 0 HOUR  
 NONBEARING WALLS AND PARTITIONS PER TABLE  
 EXTERIOR PER TABLE

602  
 NONBEARING WALLS AND PARTITIONS  
 INTERIOR 0 HOUR  
 FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS 0 HOUR  
 ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS 0 HOUR

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPERATION DISTANCE.  
 TYPE VB CONSTRUCTION (FIRE SEPERATION DISTANCE)  
 LESS THAN 5' 1 HOUR  
 MORE THAN 5' AND LESS THAN 10' 1 HOUR  
 MORE THAN 10' AND LESS THAN 30' 0 HOUR  
 MORE THAN 30' 0 HOUR

IBC 903 AUTOMATIC SPRINKLER SYSTEM.  
 SPRINKLER SYSTEM NOT REQUIRED BASED ON THE STATE AMENDMENT TO THE CODE.

STATE OF AK AMENDMENT TO THE CODE  
 (26) Chapter 9, Section 903.2.8 (Group R) of the IBC, is revised to read: "903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout buildings containing Group R occupancies as provided in this section.

903.2.8.1 Group R-1. An automatic sprinkler system shall be provided throughout all buildings that contain an R-1 occupancy.

903.2.8.2 Group R-2. An automatic sprinkler system shall be provided throughout all buildings that contain an R-2 occupancy.

Exceptions:  
 1. Buildings that are no more than two stories in height, including basements and contain four or fewer dwelling units.

2. Buildings that are no more than two stories in height, including basements and contain 16 or fewer sleeping rooms.

For the purpose of this section, fire walls may be used to create up to three separate attached buildings. Any additional buildings must be physically separated in accordance with IBC Table 602.

903.2.8.3 Group R-4. A 13R automatic sprinkler system shall be provided throughout all buildings that contain an R-4 occupancy.

SECTION 906 PORTABLE FIRE EXTINGUISHERS  
 TABLE 906.1 PORTABLE FIRE EXTINGUISHERS  
 EXCEPTION 1 IS DELETED THROUGH AMENDMENT.  
 WE ARE PROVIDING A 1-A-10-B-C EXTINGUISHER UNDER THE KITCHEN SINK.

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS  
 IBC 907.2.2 GROUP R-3.  
 FIRE ALARM NOT REQUIRED.

## SHEET SCHEDULE

ARCHITECTURAL	
A0	COVER
A1	CODE ANALYSIS
<del>A2</del>	<del>ARCHITECTURAL SITE PLAN</del>
A3	GENERAL INFORMATION
<del>A4</del>	<del>VERTICAL AND HORIZONTAL ASSEMBLIES</del>
<del>A5</del>	<del>SCHEDULES</del>
A6	FIRST FLOOR PLAN
A7	SECOND FLOOR PLAN
A8	ROOF PLAN
A9	EXTERIOR ELEVATIONS
A10	EXTERIOR ELEVATIONS
A11	BUILDING SECTIONS
A12	BUILDING SECTIONS
<del>A13</del>	<del>WALL SECTIONS</del>
A14	INTERIOR ELEVATIONS
<del>A15</del>	<del>DETAILS</del>
<del>A16</del>	<del>SPECIFICATIONS</del>
<del>A17</del>	<del>SPECIFICATIONS</del>

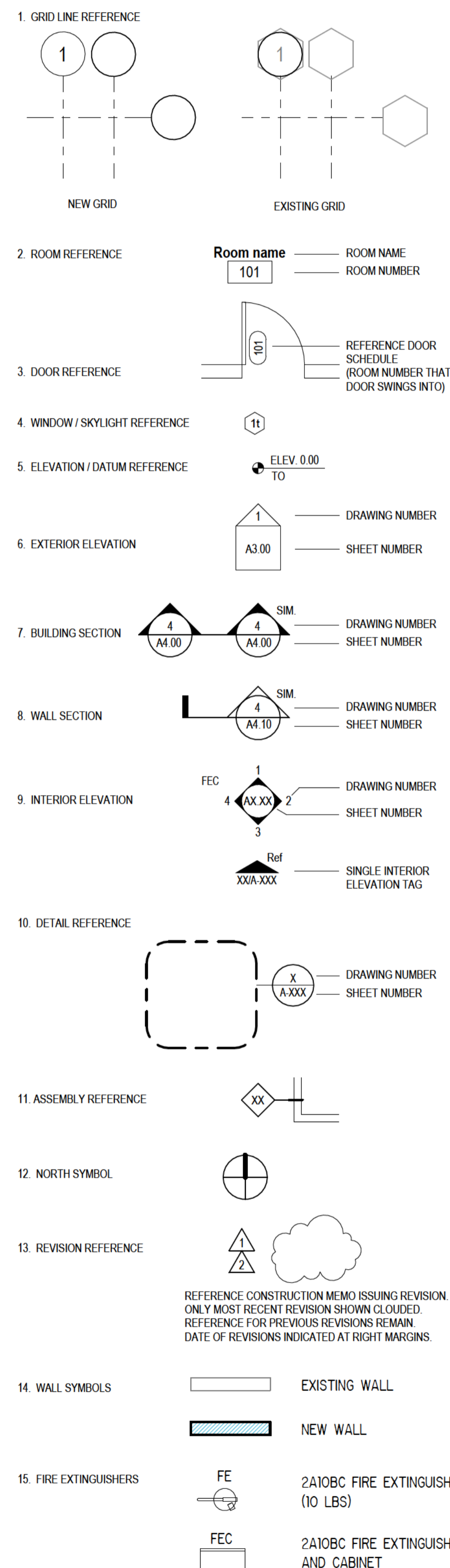
PROJECT ADDRESS:  
 CORNER OF HAZELET AVENUE  
 AND GALENA DRIVE  
 VALDEZ, ALASKA  
 61 PROJECT NO. 2K26007

CODE ANALYSIS  
 A1

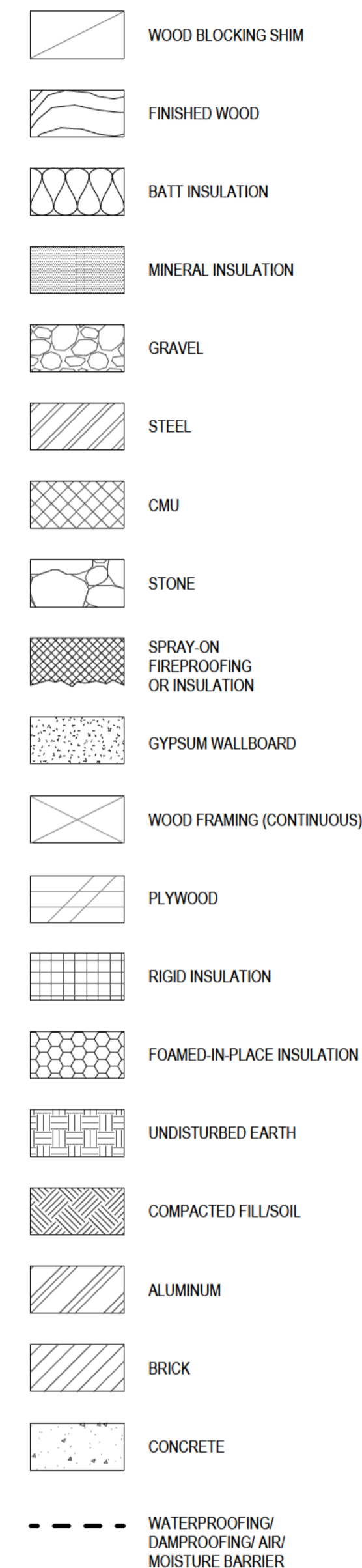
ABBREVIATIONS

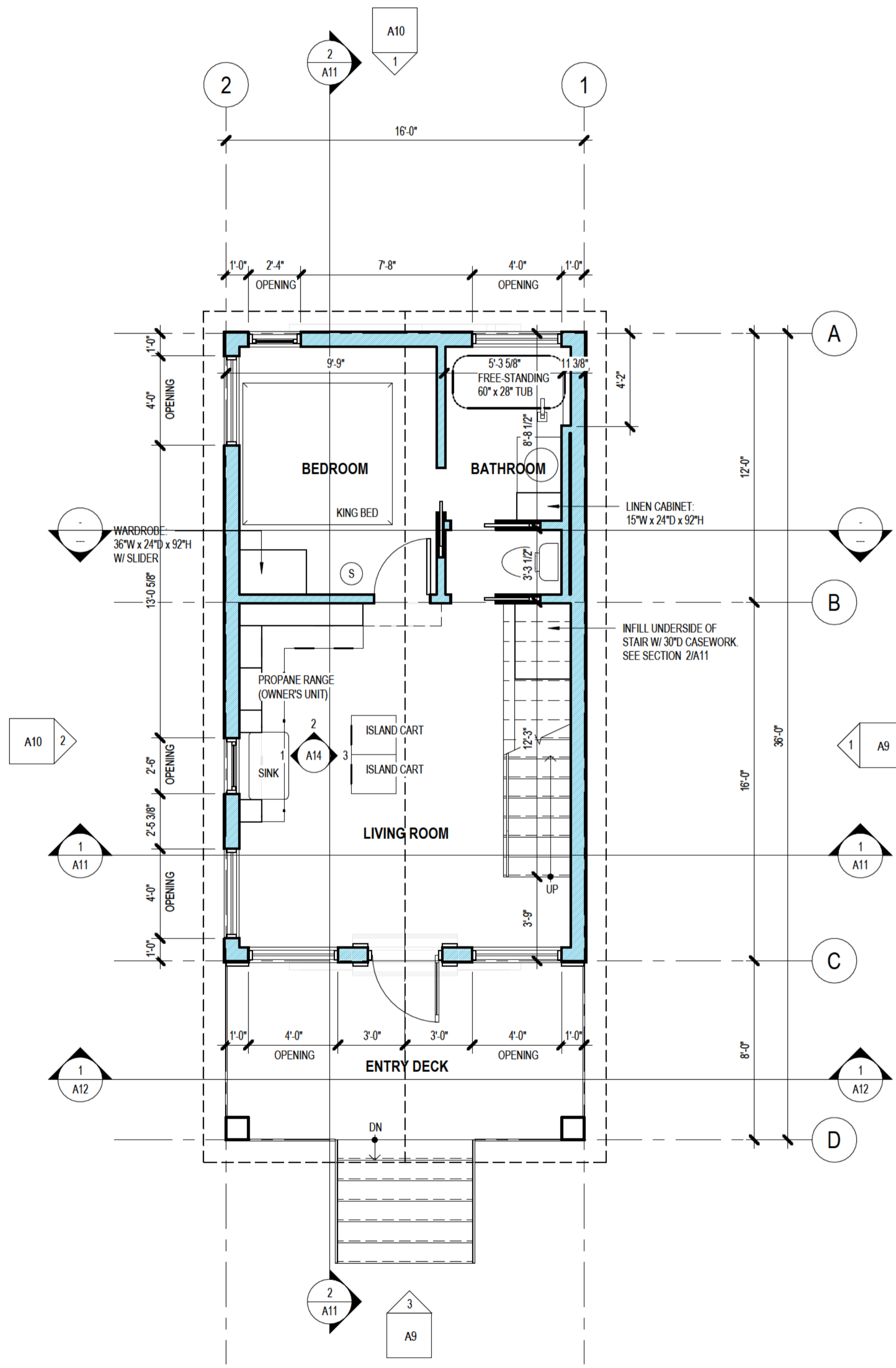
@	AT	FLR	FLOOR, FLOORING	PLAM	PLASTIC LAMINATE
Ⓢ	CENTERLINE	FLUOR	FLUORESCENT	PLAS	PLASTER
Ⓟ	PROPERTY LINE	FOC	FACE OF CONCRETE	PLWD	PLYWOOD
∅	DIAMETER	FOF	FACE OF FINISH	PNL	PANEL
#	POUND OR NUMBER	FOIG	FURNISHED BY OWNER - INSTALLED BY CONTRACTOR	PNT	POINT
(E)	EXISTING	FOM	FACE OF MASONRY	PR	PAIR
(N)	NEW	FOS	FACE OF STUDS	PRCST	PRECAST
AB	ANCHOR BOLT	FP	FIREPROOF	PSF	POUNDS PER CUBIC FOOT
ABV	ABOVE	FPL	FIREPLACE	PSI	POUNDS PER SQUARE INCH
ACC	ACCESS	FR	FRAME	PT	PRESERVATIVE TREATED
ACOUS	ACOUSTICAL	FT	FOOR OR FEET	PTN	PARTITION
ACP	ASPHALT CONCRETE PAVING	FTG	FOOTING	PVC	POLYVINYL CHLORIDE
ACS	ACCESS PANEL	FURR	FURRING	R	RISER
ACT	ACOUSTICAL TILE	FUT	FUTURE	RA	RETURN AIR
AD	AREA DRAIN	FW	FULL WIDTH	RAD	RADIUS
ADA	AMERICANS WITH DISABILITIES	GA	GAUGE	RD	ROOF DRAIN
ADJ	ADJUSTABLE	GALV	GALVANIZED	REF	REFERENCE
AFF	ABOVE FINISHED FLOOR	GC	GENERAL CONTRACTOR	REFR	REFRIGERATOR
AGGR	AGGREGATE	GL	GLASS	REG	REGISTER
AIB	AIR INFILTRATION BARRIER	GLAM	GLUE-LAMINATED	REINF	REINFORCED
ALT	ALTERNATE	GR	GRADE	REM	REMAINDER
ALUM	ALUMINUM	GWB	GYPSUM WALL BOARD	REQ	REQUIRED
APPROX	APPROXIMATE	GYP	GYPSUM	RESIL	RESILIENT
ARCH	ARCHITECTURAL	HB	HOSE BIBB	REV	REVISION, REVISIONS, REVISED
ASPH	ASPHALT	HC	HOLLOW CORE	RH	RIGHT HAND
AUTO	AUTOMATIC	HDO	HIGH DENSITY OVERLAY	RM	ROOM
BD	BOARD	HDR	HEADER	RO	ROUGH OPENING
BITUM	BITUMINOUS	HDW	HARDWOOD	RWL	RAIN WATER LEADER
BLDG	BUILDING	HDWD	HARDWARE	S	SOUTH
BLKG	BLOCKING	HM	HOLLOW METAL	SAF	SELF-ADHERED FLASHING
BM	BEAM	HORIZ	HORIZONTAL	SAM	SELF-ADHERED MEMBRANE
BO	BOTTOM OF...	HP	HIGH POINT	SC	SOLID CORE
BOT	BOTTOM	HR	HOUR	SCHED	SCHEDULE
BRG	BEARING	HT	HEIGHT	SD	SMOKE DETECTOR
BSMT	BASEMENT	HVAC	HEATING/VENTILATING/AIR CONDITIONING	SECT	SECTION
BUR	BUILT UP ROOFING	HW	HOT WATER	SG	SAFETY GLASS
CAB	CABINET	HWT	HOT WATER TANK	SHV	SHelf, SHELVING
CB	CATCH BASIN	ID	INSIDE DIAMETER	SHR	SHOWER
CEM	CEMENT	IN	INCH	SHT	SHEET
CER	CERAMIC	INCL	INCLUDED	SHT MTL	SHEET METAL
CIP	CAST-IN-PLACE	INSL	INSULATION	SHTG	SHEATHING
CJ	CONTROL JOINT	INT	INTERIOR	SIM	SIMILAR
CLG	CEILING	INV	INVERT	SOG	SLAB ON GRADE
CLK	CAULKING	JB	JUNCTION BOX	SPEC	SPECIFICATION
CLO	CLOSET	JF	JOINT FILLER	SQ FT	SQUARE FOOT (FEET)
CLR	CLEAR	JT	JOINT	SQ IN	SQUARE INCHES)
CMU	CONCRETE MASONRY UNIT	KIT	KITCHEN	SST	STAINLESS STEEL
CNTR	COUNTER	KO	KNOCKOUT	STD	STANDARD
COL	COLUMN	LAM	LAMINATE, LAMINATED	STL	STEEL
CONC	CONCRETE	LAV	LAVATORY	ST	STONE
CONN	CONNECTION	LBS	POUNDS	STOR	STORAGE
CONST	CONSTRUCTION	LF	LINEAR FOOT (FEET)	STRUCT	STRUCTURAL
CONT	CONTINUOUS	LH	LEFT HAND	SUSP	SUSPENDED
CONTR	CONTRACTOR	LL	LIVE LOAD	SYM	SYMMETRICAL
CORR	CORRIDOR	LOC	LOCATION	T	TREAD
CPT	CARPET, CARPETED	LP	LOW POINT	T&G	TONGUE AND GROOVE
CRS	COLD ROLLED STEEL	LT	LIGHT	TEL	TELEPHONE
CSK	COUNTERSUNK	MAS	MASONRY	TER	TERRAZZO
CT	CERAMIC TILE	MATL	MATERIAL	TG	TEMPERED GLASS
CTR	CENTER	MAX	MAXIMUM	THK	THICK
CU FT	CUBIC FEET	MB	MACHINE BOLT	TO	TOP OF...
DBL	DOUBLE	MC	MEDICINE CABINET	TOB	TOP OF BEAM
DEMO	DEMOLITION	MDF	MEDIUM DENSITY FIBERBOARD	TOC	TOP OF CONCRETE, CURB
DET	DETAIL	MDO	MEDIUM DENSITY OVERLAY	TOF	TOP OF FLOOR, FOOTING, FRAME
DIA	DIAMETER	MECH	MECHANICAL	TOM	TOP OF MASONRY
DIM	DIMENSION	MEMB	MEMBRANE	TOP	TOP OF PARAPET, PAVEMENT
DL	DEAD LOAD	MFR	MANUFACTURER	TOPO	TOPOGRAPHY
DN	DOWN	MIN	MINIMUM	TOS	TOP OF SLAB, STEEL
DR	DOOR	MIR	MIRROR	TOW	TOP OF WALL
DR OPNG	DOOR OPENING	MISC	MISCELLANEOUS	TS	TUBE STEEL
DS	DOWNSPOUT	MO	MASONRY OPENING	TSTAT	THERMOSTAT
DSP	DRY STANDPIPE	MTD	MOUNTED	TYP	TYPICAL
DT	DRAIN TILE	MTL	METAL	UNO	UNLESS OTHERWISE NOTED
DW	DISHWASHER	MUL	MULLION	VB	VINYL BASE
DWG	DRAWING	N	NORTH	VEN	VENEER
E	EAST	N/A	NOT APPLICABLE	VERT	VERTICAL
EA	EACH	NIC	NOT IN CONTRACT	VEST	VESTIBULE
EJ	EXPANSION JOINT	NO	NUMBER	VG	VERTICAL GRAIN
EL	ELEVATION	NOM	NOMINAL	VIF	VERIFY IN FIELD
ELEC	ELECTRICAL	NR	NOISE REDUCTION	VT	VINYL TILE
ELEV	ELEVATOR	NTS	NOT TO SCALE	W	WEST
ENCL	ENCLOSURE	OA	OVERALL	W/	WITH
EQ	EQUAL	OC	ON CENTER	W/O	WITHOUT
EQUIP	EQUIPMENT	OD	OUTSIDE DIAMETER	WC	WATER CLOSET
EST	ESTIMATE	OFF	OVERFLOW DRAIN	WD	WOOD
EW	EACH WAY	OH	OFFICE	WDW	WINDOW
EXH FN	EXHAUST FAN	OHWM	ORDINARY HIGH WATER MARK	WF	WIDE FLANGE
EXIST	EXISTING	OPNG	OPENING	WF BM	WIDE FLANGE BEAM
EXP	EXPANDED, EXPANSION	OPP	OPPOSITE	WG	WIRED GLASS
EXP BT	EXPANSION BOLT	OSB	ORIENTED STRAND BOARD	WH	WATER HEATER
EXPO	EXPOSED	PBD	PARTICLE BOARD	WL	WATER LINE
EXT	EXTERIOR	PCC	PRECAST CONCRETE	WLD	WELDED
FA	FIRE ALARM	PCF	POUNDS PER CUBIC FOOT	WP	WATERPROOF
FB	FLAT BAR	PERF	PERFORATED	WPM	WATERPROOF MEMBRANE
FBG	FIBERGLASS	PERP	PERPENDICULAR	WR	WATER RESISTANT
FD	FLOOR DRAIN	PL	PLATE	WSCOT	WAINSCOT
FE	FIRE EXTINGUISHER			WSG	WIRE SAFETY GLASS
FEC	FIRE EXTINGUISHER CABINET			WTR	WATER
FF EL	FINISH FLOOR ELEVATION			WWF	WELDED WIRE FABRIC
FH	FIRE HYDRANT			WWM	WELDED WIRE MESH
FHC	FIRE HOSE CABINET			WT	WEIGHT
FIN FLR	FINISH FLOOR				
FF	FINISH TO FINISH				
FIN	FINISH				
FLASH	FLASHING				

SYMBOLS LEGEND



MATERIALS LEGEND





**GENERAL NOTES**

- 1. COORDINATE ALL NEW WORK WITH STRUCTURAL, MECHANICAL AND ELECTRICAL.
- 2. x

**LEGEND**

- NEW WALL
- WALL ASSEMBLY (SEE ASSEMBLIES)
- 2A10BC FIRE EXTINGUISHER
- SMOKE DETECTOR (SEE ELECTRICAL)
- DRAWING NUMBER
- SHEET NUMBER
- DOOR IDENTIFICATION TAG (SEE DOOR SCHEDULE)
- FLOOR FINISH CHANGE

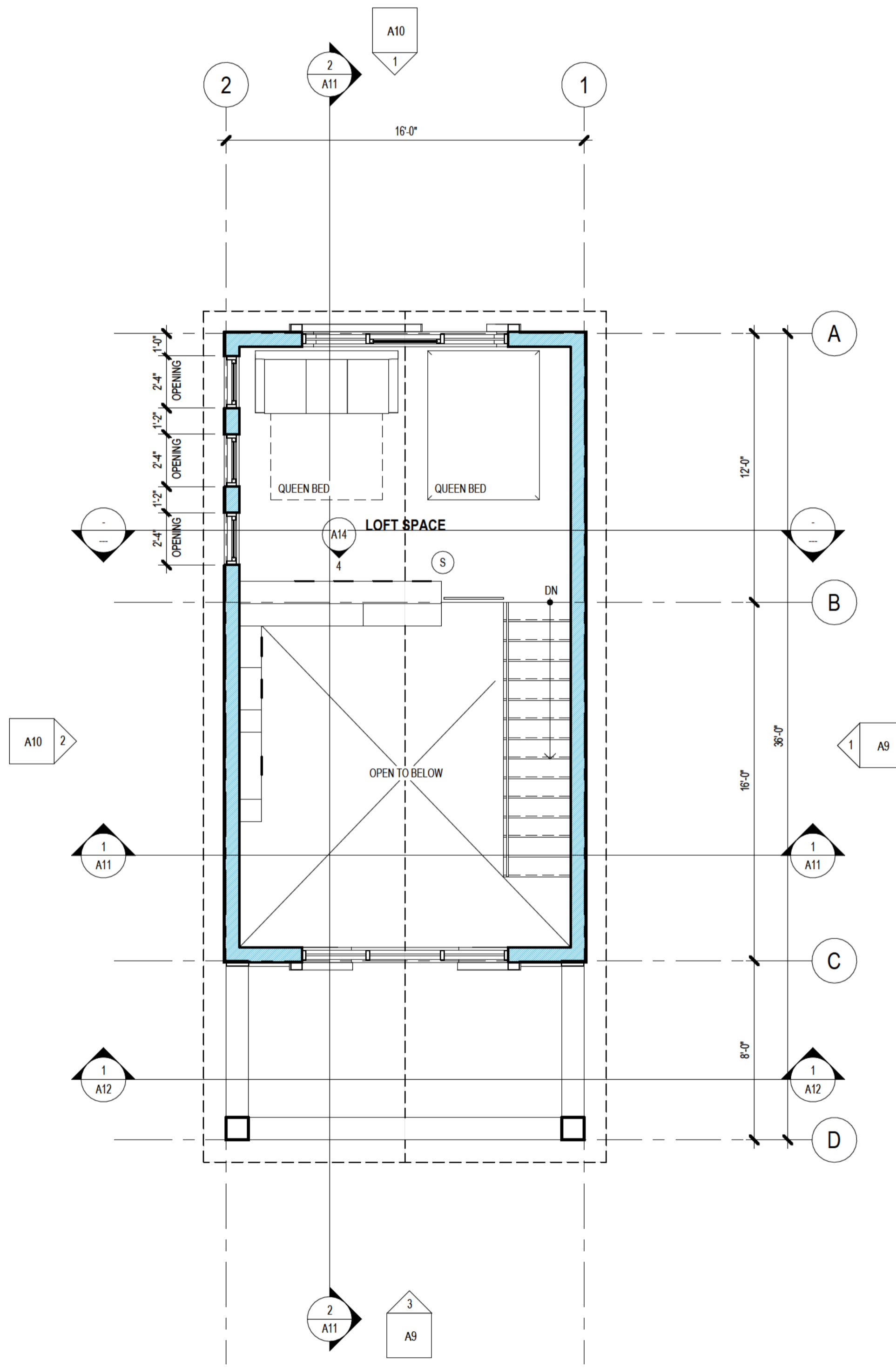
**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

PROJECT ADDRESS:  
 CORNER OF HAZELET AVENUE  
 AND GALENA DRIVE  
 VALDEZ, ALASKA  
 61 PROJECT NO. 2K26007

FIRST FLOOR PLAN  
**A6**

DATE: 04.06.2026  
 35% PROGRESS PLANS



**GENERAL NOTES**

- 1. COORDINATE ALL NEW WORK WITH STRUCTURAL, MECHANICAL AND ELECTRICAL.
- 2. x

**LEGEND**

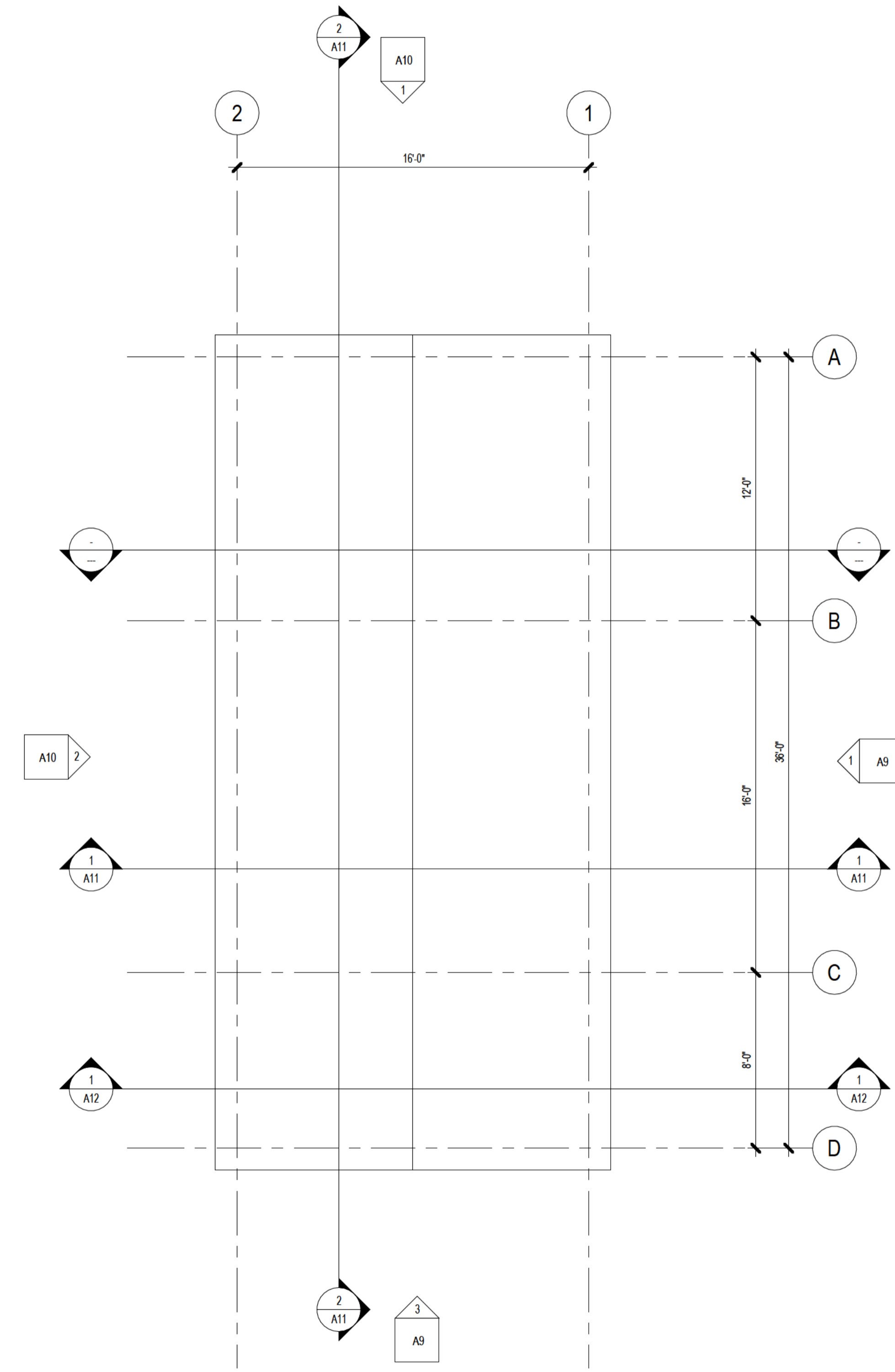
- NEW WALL
- WALL ASSEMBLY (SEE ASSEMBLIES)
- FE 2A10BC FIRE EXTINGUISHER
- S SMOKE DETECTOR (SEE ELECTRICAL)
- 1 DRAWING NUMBER
- 4 (A.X.XX) 2 SHEET NUMBER
- (100) DOOR IDENTIFICATION TAG (SEE DOOR SCHEDULE)
- F1 F2 FLOOR FINISH CHANGE

① **SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

PROJECT ADDRESS:  
 CORNER OF HAZELET AVENUE  
 AND GALENA DRIVE  
 VALDEZ, ALASKA  
 61 PROJECT NO. 2K26007

**SECOND FLOOR PLAN**  
**A7**

DATE: 04.06.2026  
 35% PROGRESS PLANS



① ROOF PLAN  
 SCALE: 1/4" = 1'-0"

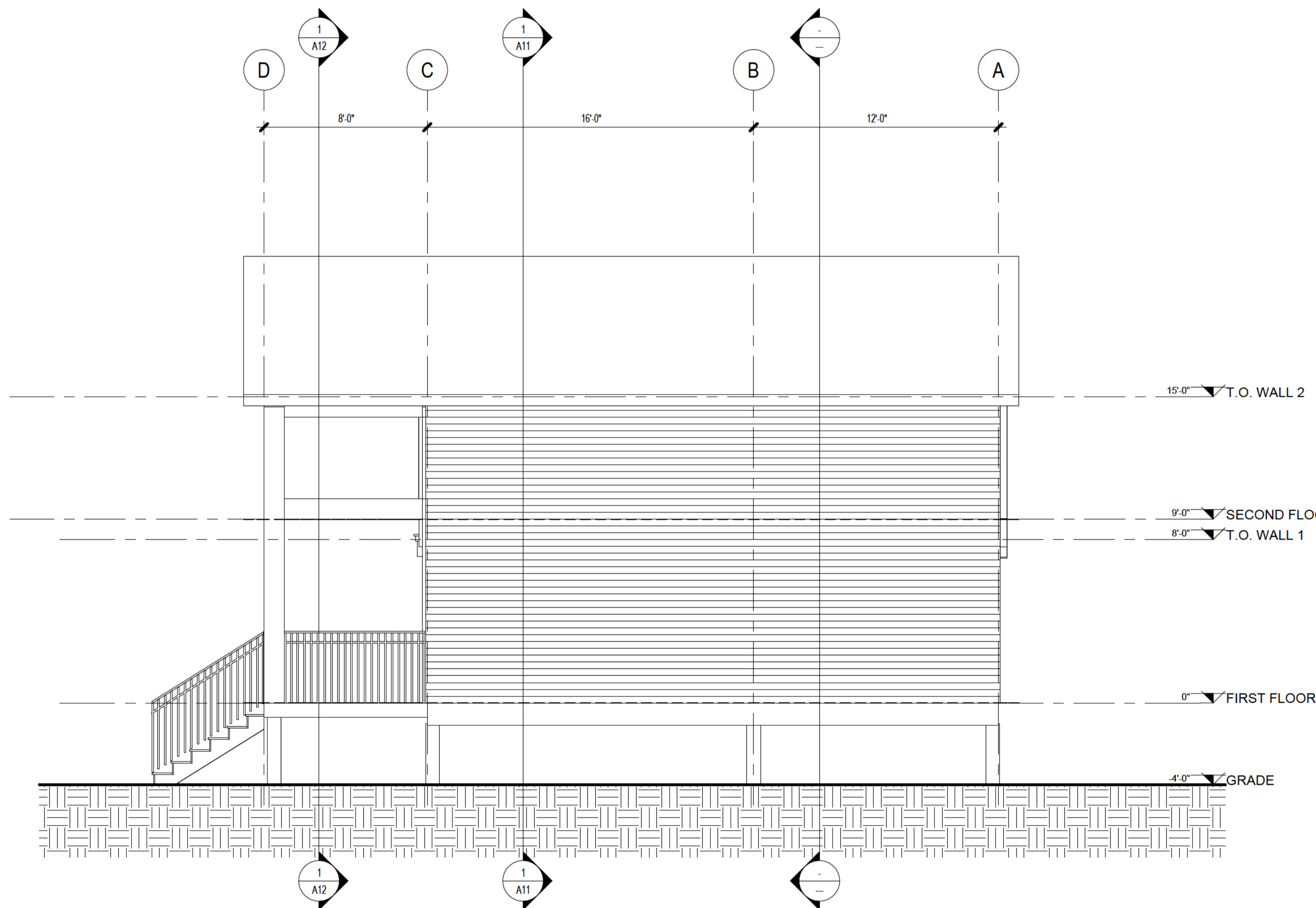
PROJECT ADDRESS:  
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ROOF PLAN  
 A8

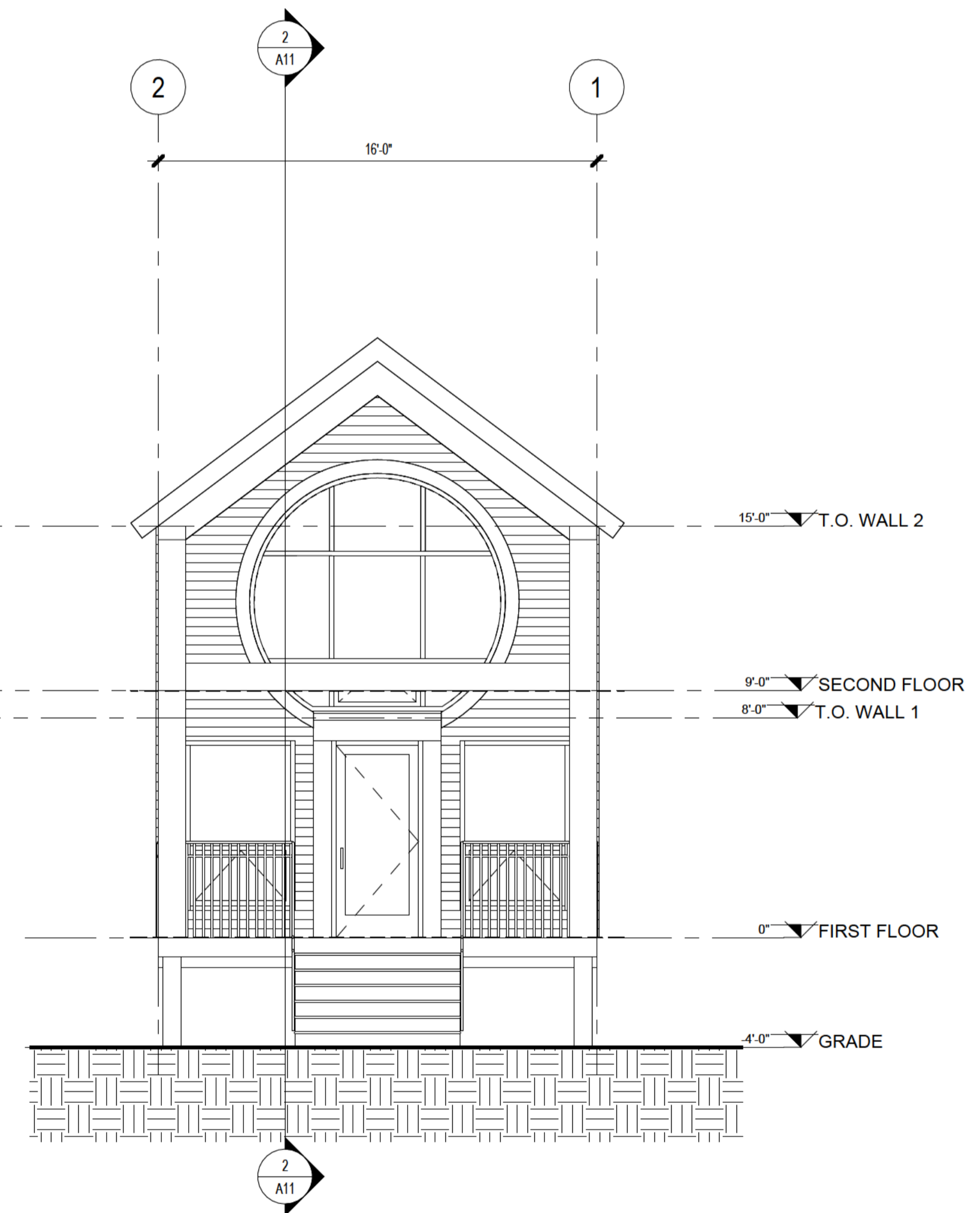
DATE: 04.06.2026  
 35% PROGRESS PLANS

EXTERIOR FINISH SCHEDULE					
CODE	ITEM	MANUFACTURER	MODEL	FINISH / COLOR	COMMENTS
1	X	X	X	TBD	NOTE X
2	X	X	X	TBD	NOTE X
PX	PAINT	-	-	TBD	-

NOTES:  
 1. X



① SIDE 1 ELEVATION  
 SCALE: 1/4" = 1'-0"



③ FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"

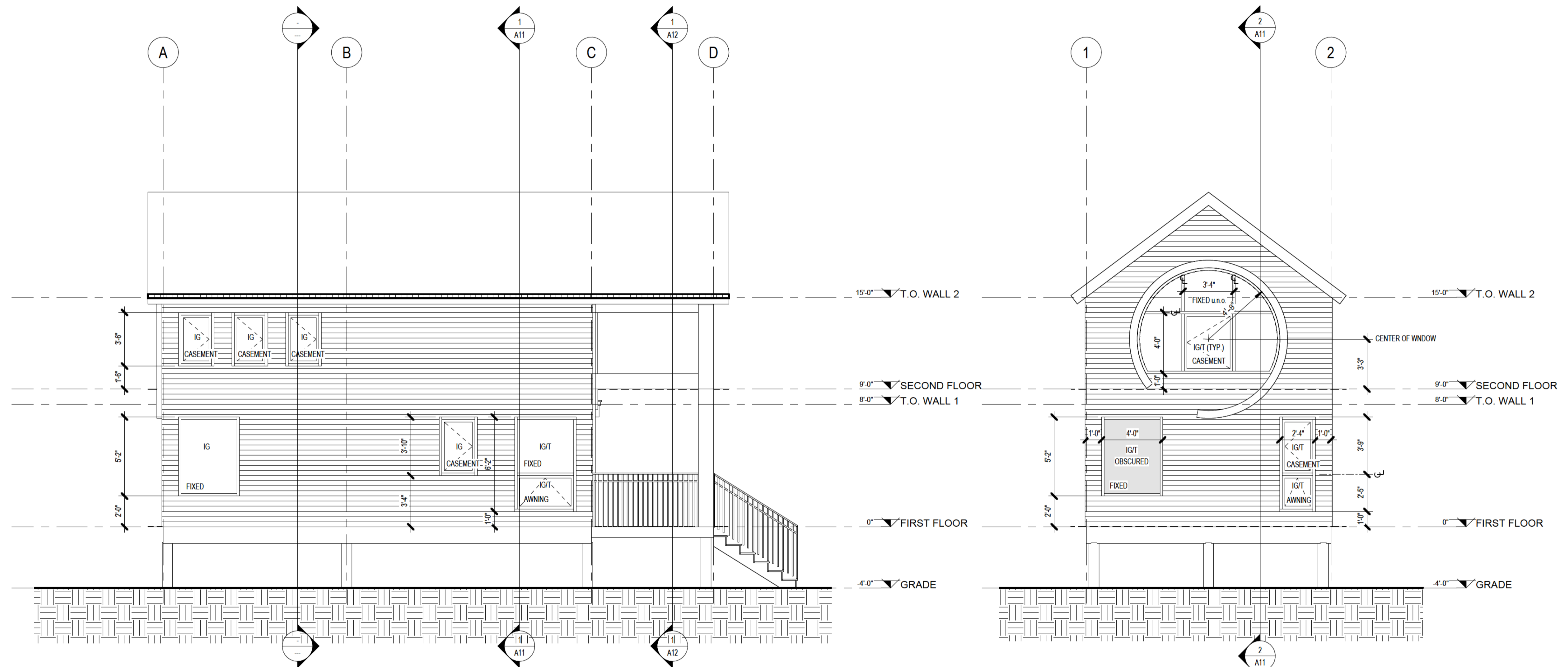
PROJECT ADDRESS:  
 CORNER OF HAZELET AVENUE  
 AND GALENA DRIVE  
 VALDEZ, ALASKA  
 61 PROJECT NO. 2K26007

EXTERIOR ELEVATIONS  
 A9

DATE: 04.06.2026  
 35% PROGRESS PLANS

EXTERIOR FINISH SCHEDULE					
CODE	ITEM	MANUFACTURER	MODEL	FINISH / COLOR	COMMENTS
1	X	X	X	TBD	NOTE X
2	X	X	X	TBD	NOTE X
PX	PAINT	-	-	TBD	-

NOTES:  
 1. X



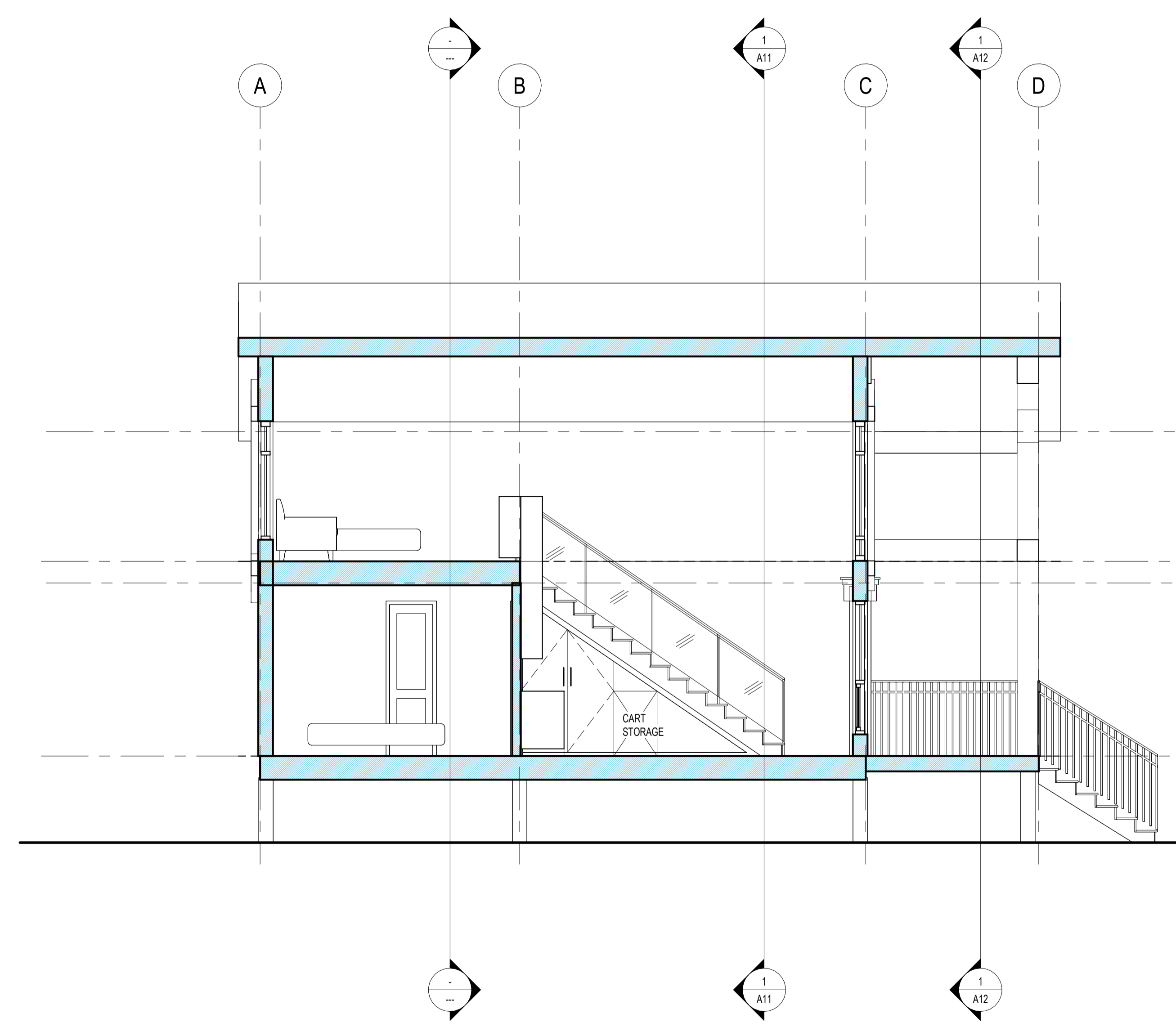
② SIDE 2 ELEVATION  
 SCALE: 1/4" = 1'-0"

① REAR ELEVATION  
 SCALE: 1/4" = 1'-0"

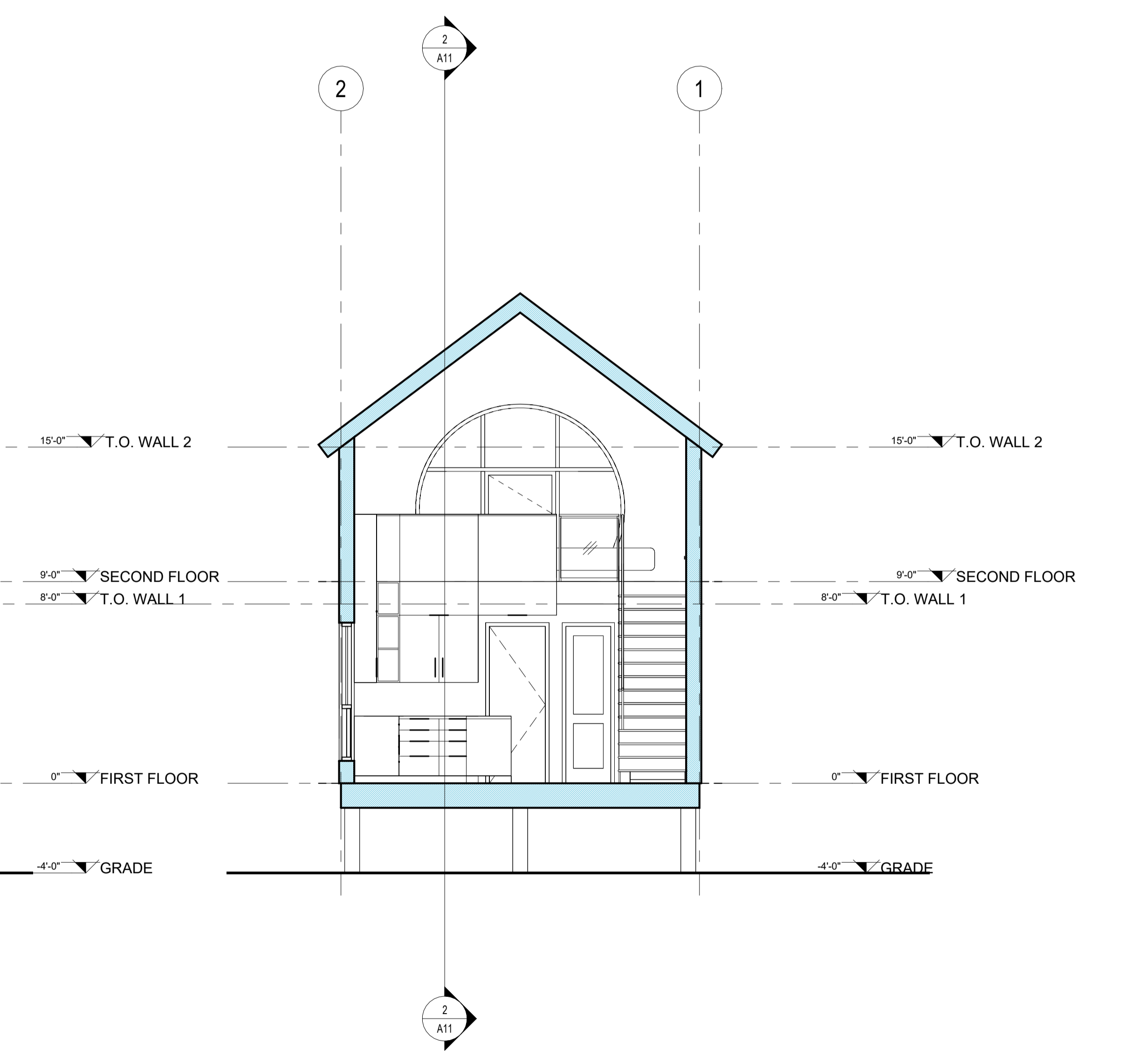
PROJECT ADDRESS:  
 CORNER OF HAZELET AVENUE  
 AND GALENA DRIVE  
 VALDEZ, ALASKA  
 61 PROJECT NO. 2K26007

EXTERIOR ELEVATIONS  
 A10

DATE: 04.06.2026  
 35% PROGRESS PLANS



SECTION B-B  
 SCALE: 1/4" = 1'-0"

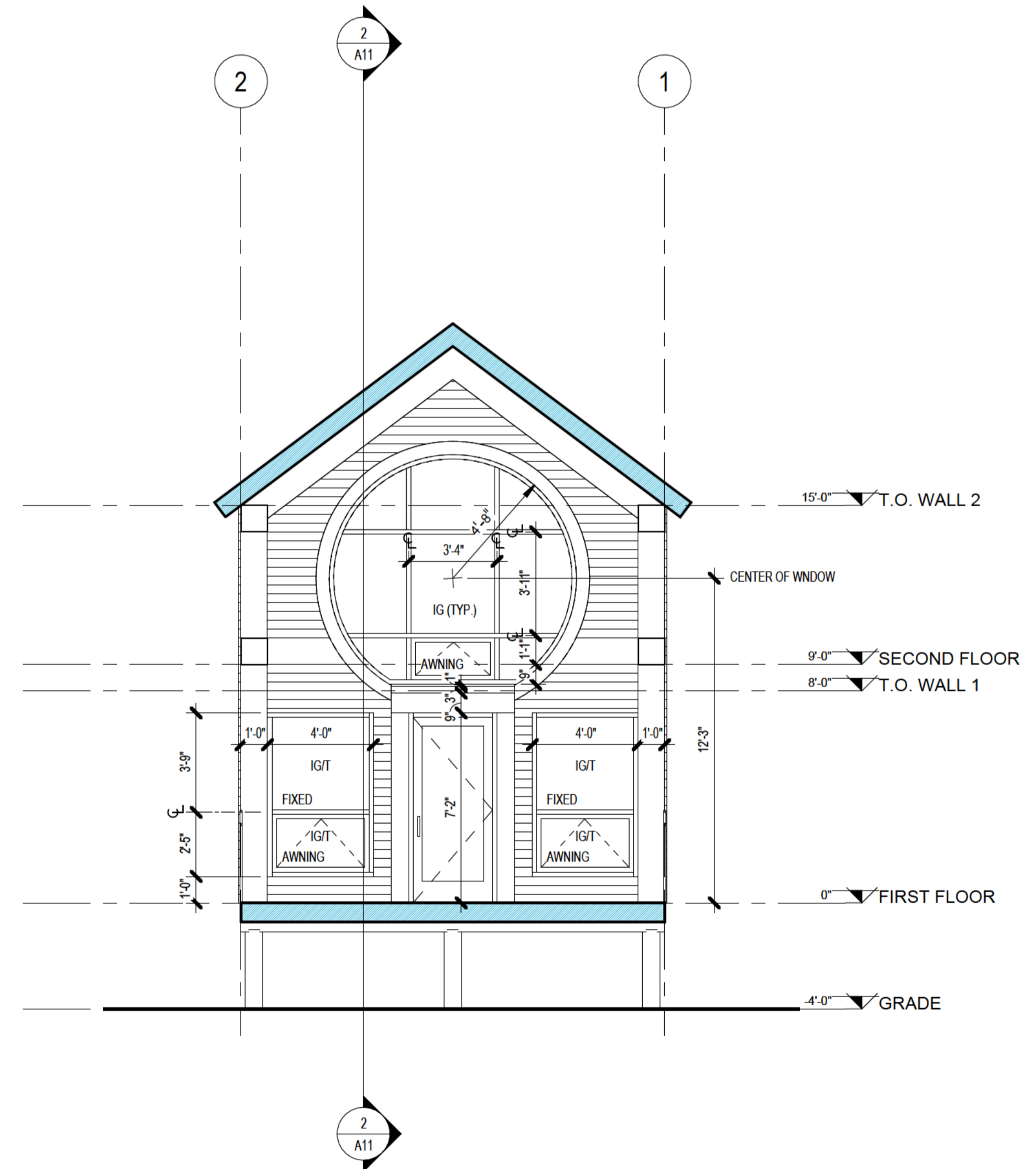


SECTION A-A  
 SCALE: 1/4" = 1'-0"

PROJECT ADDRESS:  
 CORNER OF HAZELET AVENUE  
 AND GALENA DRIVE  
 VALDEZ, ALASKA  
 61 PROJECT NO. 2K26007

BUILDING SECTIONS  
 A11

DATE: 04.06.2026  
 35% PROGRESS PLANS

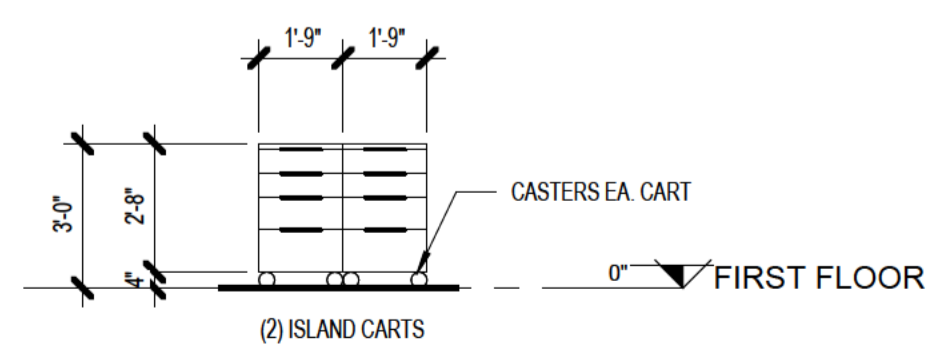


SECTION C-C  
 SCALE: 1/4" = 1'-0"

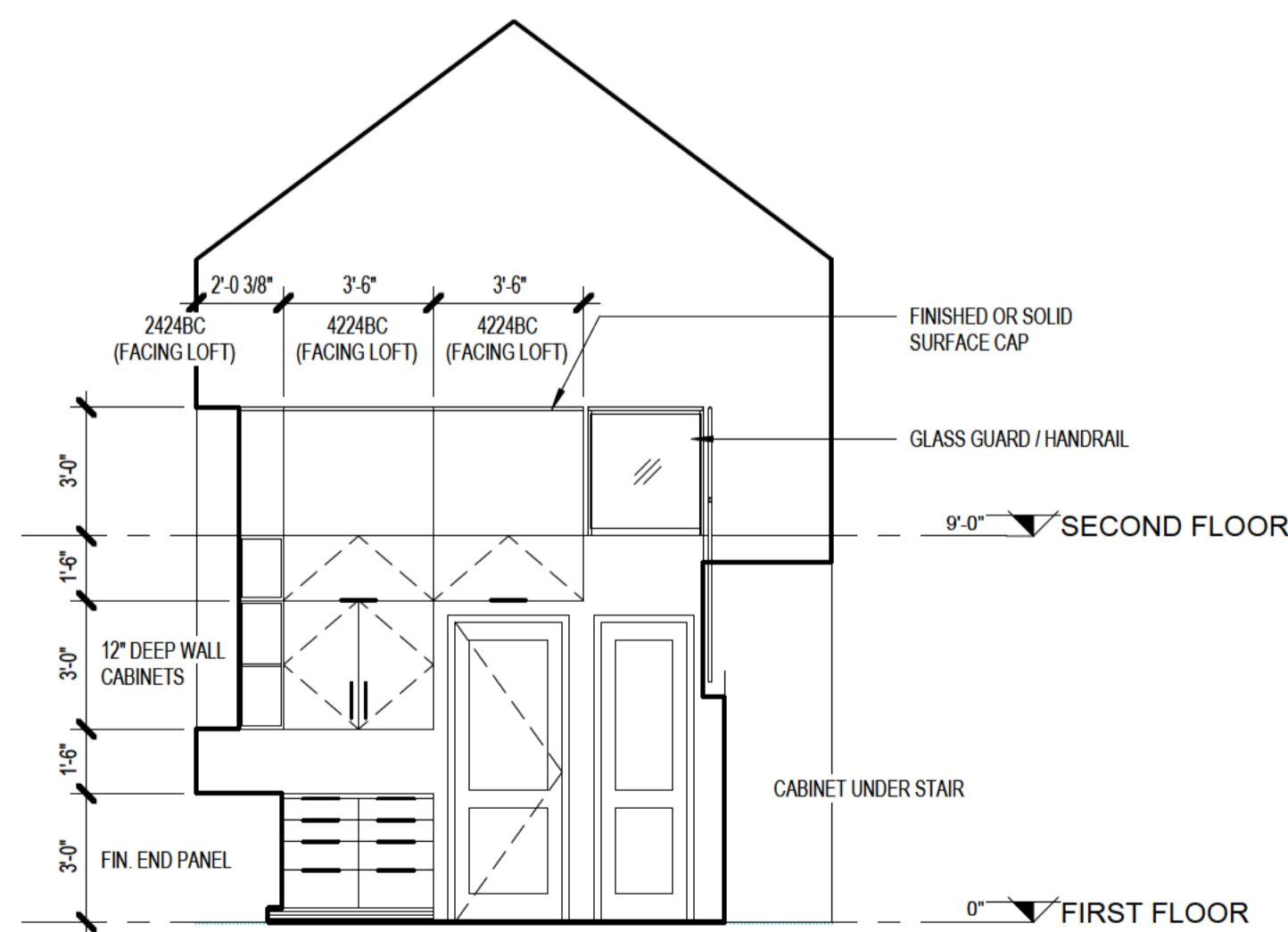
PROJECT ADDRESS:  
 CORNER OF HAZELET AVENUE  
 AND GALENA DRIVE  
 VALDEZ, ALASKA  
 61 PROJECT NO. 2K26007

BUILDING SECTIONS  
 A12

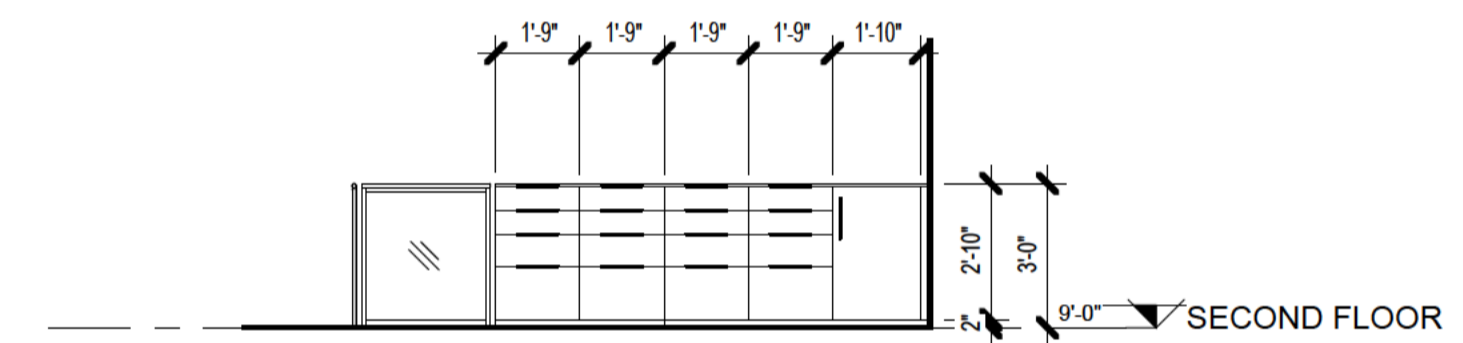
DATE: 04.06.2026  
 35% PROGRESS PLANS



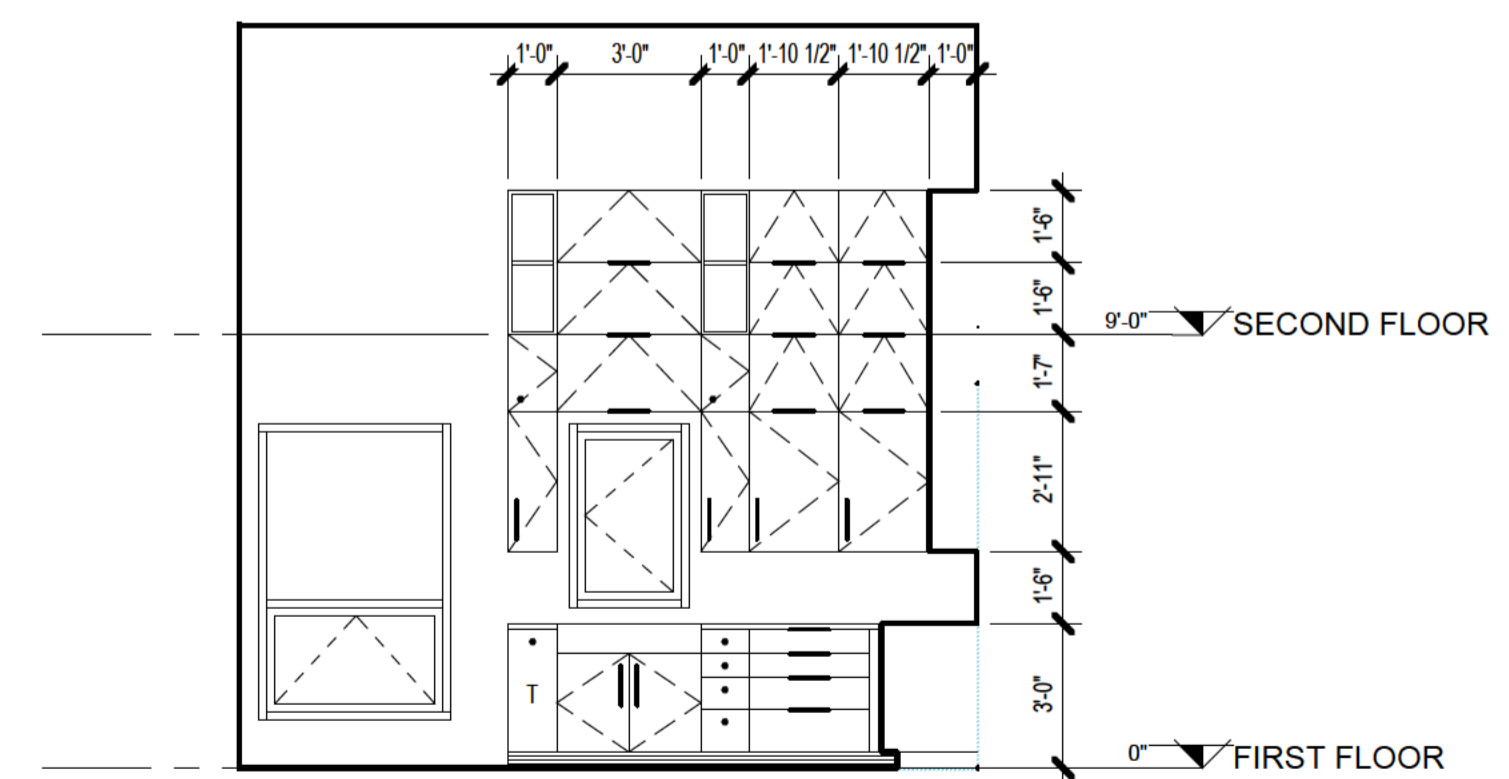
③ INTERIOR ELEVATION C  
 SCALE: 1/4" = 1'-0"



② INTERIOR ELEVATION B  
 SCALE: 1/4" = 1'-0"



④ INTERIOR ELEVATION D  
 SCALE: 1/4" = 1'-0"



① INTERIOR ELEVATION A  
 SCALE: 1/4" = 1'-0"

PROJECT ADDRESS:  
 CORNER OF HAZELET AVENUE  
 AND GALENA DRIVE  
 VALDEZ, ALASKA  
 61 PROJECT NO. 2K26007

INTERIOR ELEVATIONS  
 A14

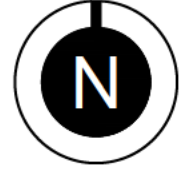
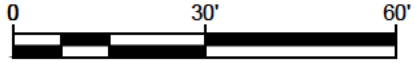
This document is intended for conceptual and visual representation purposes only. It is not a construction document. Final placement, dimensions, and feasibility must be evaluated and adjusted based on actual site conditions, field verification, and contractor review.

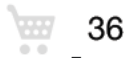
\*\*Proposed Cabin 5 is conceptually shown in the location of the existing temporary utility shed. Final placement and relocation of existing structures shall be verified and coordinated based on site conditions and project requirements.



— — — — — SUBDIVIDED PROPERTY LINES

— — — — — 20' FIRE CODE SPACING BETWEEN STRUCTURES





[HOME](#) > [GROUND REINFORCEMENT](#) > [GEOCELLS](#) >

AGTEC GEOCELL GROUND GRID 4 INCH, 8.4FT X 27.4FT, STANDARD DEPTH – CELLULAR CONFINEMENT, GRAVEL DRIVEWAY, FARM MUD CONTROL, GRASS PARKING, ROAD PAVER

## AGTEC GEOCELL GROUND GRID 4 INCH, 8.4FT X 27.4FT, STANDARD DEPTH – CELLULAR CONFINEMENT, GRAVEL DRIVEWAY, FARM MUD CONTROL, GRASS PARKING, ROAD PAVER

**\$164.99**

**IN STOCK**

**SKU** AGT-GS100

The Agtec Geocell is a load support and erosion control product used to provide strength, stability and erosion control to base layers of soil, sand, gravel and rock. Cells are 4" deep. Covers 230 sq.ft.



★★★★★ 12 Reviews

7 Questions \ 7 Answers

Buy 5 for **\$156.74** each and **save 5%**

Buy 10 for **\$148.49** each and **save 10%**

Buy 30 for **\$140.24** each and **save 15%**

Buy 50 for **\$131.99** each and **save 20%**

Qty

36

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## **Details**

# AGTEC GEOCELL GROUND GRID PAVER - 4 INCH (8.4'X 27.4')

\*Beware of low quality imitations with poorly sized cells and weak welds.\*

## FEATURES:

- AgTec was the first USA company selling Geocell's directly online
- Covers approx. 230 sq.ft.
- Paver Size: 8.4' x 27.4'

- Cell size : 12.6" x 11.3" (320mm x 287mm)
- Made of Black HDPE
- UV stabilized to increase the life of the product
- 1.5+/-0.1mm rhomboidal indentation texture to keep fill in place.
- Perforated cells allow water to easily filter through
- High tensile strength > 1420N/10CM (320 lbf)
- Saves money by greatly reducing the amount of fill needed to form a strong base
- Perfect for constructing, driveways, parking lots, roads, trails, embankments and much more
- We highly recommend a 3.2oz Woven Geotextile or a 4.5oz Non-Woven Geotextile beneath this geocell
- Use 18" J-hook rebar anchor stakes for installation. Approximately 18 stakes per geocell (sold separately)
- Use approximately 30 zip-ties per Geocell depending on your layout
- Great on farms for driveways, trails, parking lots, mud and erosion control, animal enclosures, building foundations
- 10 Year Warranty
- Made in the USA

Note: It is important for installations with traffic to use compacting gravel as fill, otherwise there can be a "quicksand effect". We highly recommend compacting 3/8" gravel and not pea gravel or any rounded fill.

The Agtec Geocell is a great solution for ground stabilization and mud control. This innovative product works by holding the ground aggregate in place within the honeycomb cells that prevents the materials shifting sideways. This increased stability not only strengthens and reinforces the structural integrity of the base but also allows for a reduction in the quantity of material needed to create a solid foundation by up to 5 times. This efficiency saves users valuable time, money, and resources. Whether you're stabilizing a pathway, reinforcing a livestock area, or creating a durable base for equipment storage, the Agtec Geocell ensures long-lasting durability and optimal performance, making it an essential tool for any farm committed to maintaining robust and stable ground conditions.







# Sammie's Garden Spot

---

## Landscaping Estimate for Hazelet Houses

Estimate #000010

**Estimate date**

April 28, 2026

**Estimate expiration date**

Never

**Customer**

Margaret Auble

magpiesbakery@gmail.com

907-831-1097

**Message**

An email will be sent with details on supply use, visuals of the supplies and layout. We look forward to your response. Thank you!

Please note that all prices are subject to change due to currency fluctuation, fuel prices, product availability, or other unforeseen circumstances.

---

Supplies	\$18,500.00
Equipment	\$3,000.00
Labor	\$26,920.00
<hr/>	
Subtotal	\$48,420.00
Tax	\$0.00
<hr/>	
<b>Total</b>	<b>\$48,420.00</b>

---

P.O. Box 374, Copper Center, AK 99573

907-201-8422

sammiesgardenspot@yahoo.com

<b>Contractor/Materials</b>	<b>Cost</b>	<b>Details of work/product</b>		
Sammie's Garden Spot	\$48,420.00	Place all plants, pavers, and garden details for property.		
RS Contracting	\$12,000	Deliver and spread pea gravel (we are waiting on final water specs so Rodger can give a final AIP bid)		
Retianing Materials	\$6,431.04	Geocell Grids for front/sides of each structure. AgTech		
<b>Total Aesthetic Landscape Cost:</b>	<b>\$66,851.04</b>			

of houses along Hazlet Ave  
 there will still be sidewalk, and set back  
 Here. I would love summer tea gardens  
 on the "Back" of each house with  
 the access being a path along the side  
 of each house. Keeping in mind  
 Bushes at the base of each  
 house to cover the raised  
 look.



If we have to reforest here  
 I want to keep picture window in  
 Sakura is hot tubs in mind.

- ① we love the idea of edible gardens
- ② Where can we plant peppermint?
- ③ Rosemary: tree? bush? does it do well in AK?
- ④ Where can Irises go?
- ⑤ Hydrangeas.

I love Poppys!

There will be skirting  
 around the houses.  
 Can we use a goat? -  
 local bush flowers, covers  
 root and in front of  
 (think bushes in front of  
 gravel or building.)  
 main street



Existing flower beds on foot of existing house.

Cotton Wood is currently here. We love the privacy - view shed

parking dot?