

# MEMORANDUM

CITY/BOROUGH OF JUNEAU  
155 South Seward Street, Juneau, Alaska 99801

**DATE:** June 6, 2011

**TO:** Planning Commission

**FROM:** Beth McKibben, Planner *BMC*  
Community Development Department

**FILE NO.:** USE2011 0008

**PROPOSAL:** A Conditional Use permit for a childcare facility to care for up to 12 children.

## GENERAL INFORMATION

Applicant: Samantha Adams

Property Owner: Robert F Saviers

Property Address: 2600 Engineers Cutoff

Legal Description: USS 3260 Lot 29

Parcel Code Number: 4-B17-0-115-010-0

Site Size: 44,273 sq ft (1.01 acres)

Zoning: D1(T)D3

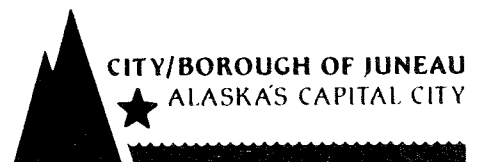
Utilities: City water and on-site waste water

Access: Engineers Cutoff

Existing Land Use: Residential

Surrounding Land Use:

North	-Residential D1(T)D3
South	- Residential D1(T)D3
East	- Residential D1(T)D3; Engineers Cutoff
West	- Vacant D1(T)D3



## **PROJECT DESCRIPTION**

The applicant requests a Conditional Use permit for a childcare home for up to 12 children. The state-licensed service is to be provided in a private residence in a D-1 residential zone which is allowed with an approved conditional use permit, per CBJ 49.25.300 1.520.

This childcare will provide full time care for school aged children 5-10 years old, Monday through Friday, 7 a.m. to 5:30 p.m., during the summer, school breaks and holidays. During the school year it will be part-time, Monday through Friday, 1 p.m. to 5:30 p.m.

This childcare will be associated with TLC Childcare, which is state licensed childcare for up to 12 children ages 6 weeks to 10 years. The plan is for TLC to become an infant, toddler and pre-K program, with school aged children transitioning to the new childcare for which the applicant is seeking the conditional use permit.

## **BACKGROUND**

The project is located off Engineers Cutoff. The house was built in 1994. The site has only been used as residence. The childcare will be a new use to the site.

## **ANALYSIS**

**Project Site** - The daycare will be located in a single-family residence at 2600 Engineers Cutoff, in a neighborhood made up of single family homes. The site is 1.01 acres.

**Project Design** - The daycare will be licensed by the State of Alaska to care for up to twelve children in the single family residence. There will be one employee. The hours of operation will be 7:00a.m to 5:30 p.m. Monday through Friday during summer, school breaks and holidays and 7:00a.m. to 5:30 p.m. Monday through Friday during the regular school year. Two of the 12 children will be the applicant's own children. The proposal has been evaluated as if all 12 children are from outside the home.

**Traffic** - The day care could result in up to 12 round trips daily if each child is dropped off and picked up independently. Traffic in this area is typically light and this is an area where through traffic is rare. Additionally, during the school year the applicant will be providing transportation for the children from school to the childcare, reducing the amount of traffic.

**Parking and Circulation** – Review of the as-built of the site shows a long driveway with a large parking and turn-around area. For a childcare of this size staff recommends a condition of approval that a minimum of 4 parking spaces be maintained at all times, including the winter months.

**Landscaping-** For this site the 20% vegetative requirement equals 8,855 square feet – based on review of aerial photos this requirement is met.

**Noise** - Noise is not expected to be of concern. Using the measuring tool and aerial photography the child care home is located almost 70 feet from the nearest neighboring residence.

**Exterior Lighting** - No new lighting is planned for the childcare. The existing porch lights will continue to be used.

**Signs** - A separate permit process per CBJ §49.45, Signs, requires that all signs proposed by the development be submitted to CDD staff for review and approval.

**Public Health or Safety** - Providing safe, licensed childcare to school aged children has a positive impact on community health and safety.

**Property Value or Neighborhood Harmony** - The neighborhood is made up primarily of single family homes on large lots. Staff checked with the CBJ Assessor and it is her opinion that a licensed childcare home will not have a negative impact to property value. No evidence has been presented indicating that providing a state licensed child care for up to 12 children will have a negative effect on property value or neighborhood harmony.

**Conformity With Adopted Plans** - The 2008 Comprehensive Plan identifies eight guiding principles. One is particularly relevant to this project (pg 2); "A safe place to raise a family".

Providing safe, quality, licensed childcare for school aged children is part of making Juneau a safe place to raise a family. Furthermore, access to safe, licensed childcare allows parents to enter, or remain in the work force. One of the identified goals of the CBJ Assembly for 2010-2011 is "Promote greater availability and affordability of day care for young working parents."

**Comments** – At the time of the writing of this staff report the only comments received were from Joe Buck, Director of Public Works. He notes that a use of this type should have metered water service rather than standard residential unmetered residential service.

#### **49.70.900-49.70.1097 COASTAL DEVELOPMENT, HABITAT, AND WETLANDS**

#### **ALASKA COASTAL MANAGEMENT PROGRAM (ACMP)**

Not applicable. This project does not require a state-coordinated ACMP review.

#### **FINDINGS**

CBJ §49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses;  
and,
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ §49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area;  
or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ §49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

***1. Is the application for the requested conditional use permit complete?***

**Yes.** We find the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

***2. Is the proposed use appropriate according to the Table of Permissible Uses?***

**Yes.** The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300, Section 1.520 for the D-1 zoning district.

***3. Will the proposed development comply with the other requirements of this chapter?***

**Yes.** The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the June 3, 2011 and June 13, 2011 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right of Way.

***4. Will the proposed development materially endanger the public health or safety?***

**No.** Based on the above analysis the proposed development will enhance the public health and safety.

**5. *Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?***

**No.** Based on the above analysis the use will maintain values and will be in harmony with the neighboring area.

**6. *Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?***

**Yes.** As discussed above, the proposed development is in general conformity with the land use plan.

**7. *Will the proposed development comply with the Alaska Coastal Management Program?***

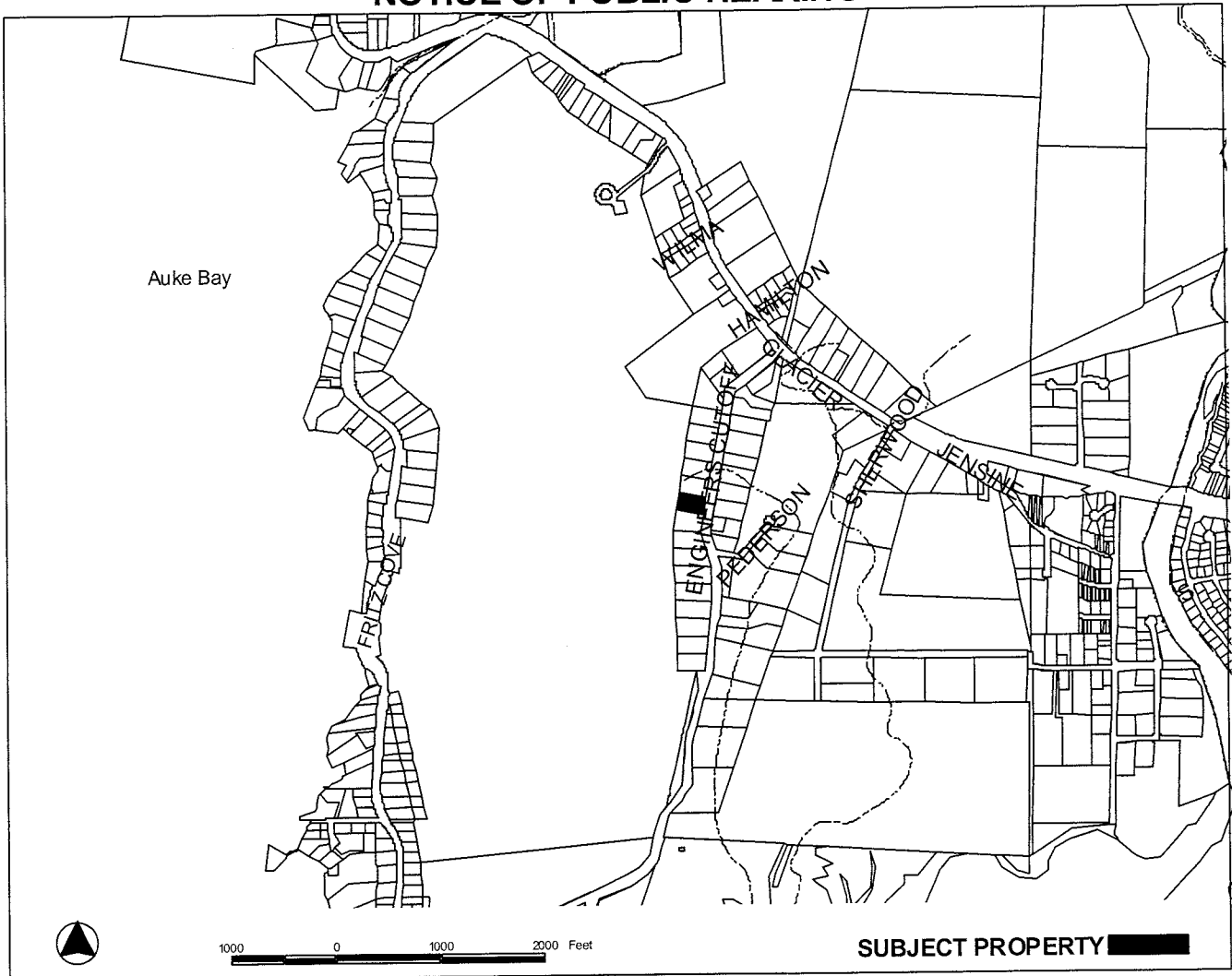
**Not applicable.** As discussed above, this development proposal does not include elements relevant to the Juneau Coastal Management Program.

### **RECOMMENDATION**

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow the development of a state licensed childcare home for up to 12 children. The approval is subject to the following condition:

1. A minimum of 4 parking spaces will be provided and maintained year-round.

# NOTICE OF PUBLIC HEARING



**PROPOSAL:** A licensed childcare group home to care for up to 12 children.

<p><b>FILE NO:</b> USE20110008</p> <p><b>TO:</b> Adjacent Property Owners</p> <p><b>HEARING DATE:</b> Jun 14, 2011</p> <p><b>HEARING TIME:</b> 7:00 PM</p> <p><b>PLACE:</b> <b>ASSEMBLY CHAMBERS</b> Municipal Building 155 South Seward St Juneau, Alaska 99801</p>	<p><b>APPLICANT:</b> SAMANTHA ADAMS</p> <p><b>Property PCN:</b> 4-B17-0-115-010-0</p> <p><b>Owner(s):</b> ROBERT F &amp; MICHELLE M SAVIERS</p> <p><b>Size:</b> 44273 sqft</p> <p><b>Zoned:</b> D1</p> <p><b>Site Address:</b> 2600 ENGINEERS CUTOFF</p> <p><b>Accessed via:</b> ENGINEERS CUTOFF</p>
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**PROPERTY OWNERS PLEASE NOTE:**

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact

BETH MCKIBBEN (907) 586-0465 BETH\_MCKIBBEN@CI.JUNEAU.AK.US

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at [www.juneau.org/plancomm](http://www.juneau.org/plancomm).

Babes in the Woods  
2600 Engineers Cutoff Road  
Juneau, Alaska 99801

# DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: <del>5/12/11</del> 5/12/11
Project Name (City Staff to Assign Name)		

**INFORMATION**

**Project Description**  
*a licensed child care group home*

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**PROPERTY LOCATION**

Street Address <i>2600 Engineers Cut off Rd</i>	City/Zip <i>Juneau 99801</i>
Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) <i>USS 3260 L 29</i>	
Assessor's Parcel Number(s) <i>491701150100</i>	

**LANDOWNER/LESSEE**

Property Owner's Name <i>Robert + Shelly Saviers</i>	Contact Person: <i>Rob</i>	Work Phone:
Mailing Address <i>2600 Engineers Cut off Rd</i>	Home Phone: <i>907 8314</i>	Fax Number:
E-mail Address <i>shelly.saviers@alaska.gov</i>	Other Contact Phone Number(s):	

**PROJECT / APPLICANT**

**LANDOWNER/LESSEE CONSENT** \*\*\*Required for Planning Permits, not needed on Building/Engineering Permits\*\*\*

I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.

B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X *Shelly Saviers* \_\_\_\_\_ Date *4-30-2011*  
Landowner/Lessee Signature

X \_\_\_\_\_ Date *4/30/11*  
Landowner/Lessee Signature

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

**APPLICANT** (If the same as OWNER, write "SAME" and sign and date at X below)

Applicant's Name <i>Samantha Adams</i>	Contact Person: <i>Samantha Adams</i>	Work Phone: <i>907 463 1519</i>
Mailing Address <i>4300 Taku Blvd</i>	Home Phone: <i>907 463 1519</i>	Fax Number:
E-mail Address <i>skull1289@hotmail.com</i>	Other Contact Phone Number(s):	

X \_\_\_\_\_ Date of Application *4/30/11*  
Applicant's Signature

-----OFFICE USE ONLY BELOW THIS LINE-----

**STAFF APPROVALS**

✓	Permit Type	Sign	Date Received	Application Number(s)
	Building/Grading Permit			
	City/State Project Review and City Land Action			
	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
	Mining Case (Small, Large, Rural, Extraction, Exploration)			
	Sign Approval (If more than one, fill in all applicable permit #'s)			
	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
✓	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)	X	<i>5/13/11</i>	<i>USE 2011 0008</i>
	Variance Case (De Minimis and all other Variance case types)			
	Wetlands Permits			
	Zone Change Application			
	Other (Describe)			

\*\*\*Public Notice Sign Form filled out and in the file.

Comments:

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KK



# ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number	Project Name (15 characters)	Case Number <i>USE20110008</i>	Date Received <del>5/12/11</del> <i>5/12/11</i>
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## TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

- Accessory Apartment\*\*\* (AAP)      Driveway in Right-of-Way (ADW)  
 Use Listed in §49.25.300 (USE)  
 (Table of Permissible Uses)

Please list the Table of Permissible Uses Category: *Residential Day Care home 1.520*

\*\*\*An Accessory Apartment Application will also be required.

## DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED.

*a licensed child care group home*

## IS THIS A MODIFICATION OF AN EXISTING APPROVAL?

- NO      YES - Case # \_\_\_\_\_

CURRENT USE OF LAND OR BUILDING(S): *residential*

PROPOSED USE OF LAND OR BUILDING(S): *residential family child care group home*

## UTILITIES PROPOSED:

WATER:  Public    On Site

SEWER:  Public    On Site

## SITE AND BUILDING SPECIFICS:

Total Area of Lot *44273* square feet     Total Area of Existing Structure(s) *2367* square feet  
 Total Area of Proposed Structure(s) *2367* square feet

## EXTERNAL LIGHTING:

- Existing to remain    No    Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures  
 Proposed    No    Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures

## PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Site Plan<br><input type="checkbox"/> Floor Plan of proposed buildings<br><input checked="" type="checkbox"/> Elevation view of existing and proposed buildings<br><input checked="" type="checkbox"/> Proposed Vegetative Cover | <input checked="" type="checkbox"/> Existing and proposed parking areas (including dimensions) and proposed traffic circulation<br><input checked="" type="checkbox"/> Existing Physical Features of the site (drainage, habitat, hazard areas, etc.) |
|--|---|

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

### ALLOWABLE/CONDITIONAL USE FEES

Fees	Check No.	Receipt	Date
Application Fees	\$ <i>350.00</i>	_____	_____
Admin. of Guarantee	\$ _____	_____	_____
Adjustment	\$ _____	_____	_____
Pub. Not. Sign Fee	\$ <i>50.00</i>	_____	_____
Pub. Not. Sign Deposit	\$ <i>100.00</i>	_____	_____
<b>Total Fee</b>	<b>\$ <i>500.00</i></b>	<i>1423</i>	<i>5/12/11</i>

**NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM**

TO BE COMPLETED BY THE APPLICANT

Samantha Adams  
DBA TLC Child Care/Babes in the Woods  
4360 Taku BLVD  
Juneau, AK 99801  
907-463-1519  
[Shill789@hotmail.com](mailto:Shill789@hotmail.com)  
[www.babesinthewood.com](http://www.babesinthewood.com)

April 18, 2011

CBJ CDD  
155 S. Seward Street  
Juneau, Alaska 99801  
Telephone: (907) 586-0770

To Whom It May Concern;

I am submitting this narrative in regard to a licensed child care operation at 2600 Engineer's Cut Off Rd. I am proposing to operate a child care group home that would be licensed with the State of Alaska Dept. of Child Care Licensing for a total capacity of 12 children, two of whom are my own children. The program, Babes in the Woods, would be a full day, arts and nature based learning program (M-F from 7 a.m. to 5:30 p.m.) for children ages 5 to 10 during the summer months and all school breaks/holidays. It would be a part-time program, M-F from 1 p.m. to 5:30 p.m. during the school year for children ages 5 (kinder) to 10 years of age. This program would be linked with TLC Child Care which is currently operating as a licensed group home at 4360 Taku BLVD.

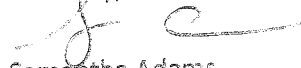
This program is currently serving children ages 6 weeks to 10 years of age, but will become an infant, toddler and pre-K program once Babes in the Woods is operating. Babes in the Woods will serve as the continuation of the TLC Child Care operation for families seeking care for their school aged children. In regard to parking considerations there is ample on-site parking for household residence and atleast one Full-time employee. There is also ample space for parent drop-off and pick-up of children, although I will be providing after school transportation for the program in a single vehicle that will transport all of the children at one time from their school to our location. Parents will be picking up between 4:30 and 5:30 p.m. each day. This expansion will allow TLC Child Care and Babes in the Woods to provide early care and education services to 24 children within the community.

There will be no change to the physical structures that are currently present on-site, nor will there be any additional structures added to this location. In regard to vegetative cover, the property is heavily wooded and minimal vegetative cover will be removed, hence the program name Babes in the Woods. It is my desire to retain as many of the natural outdoor elements as possible as my entire program is based upon the importance of the outdoors and the natural landscape as ideal classrooms for children. As a place-based arts and nature program I would like to preserve as much of the existing

outdoor vegetative cover as possible, with the exception of minimal tree clearing for the placement of a classroom garden.

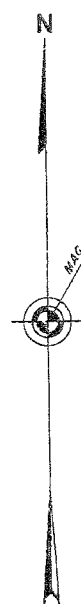
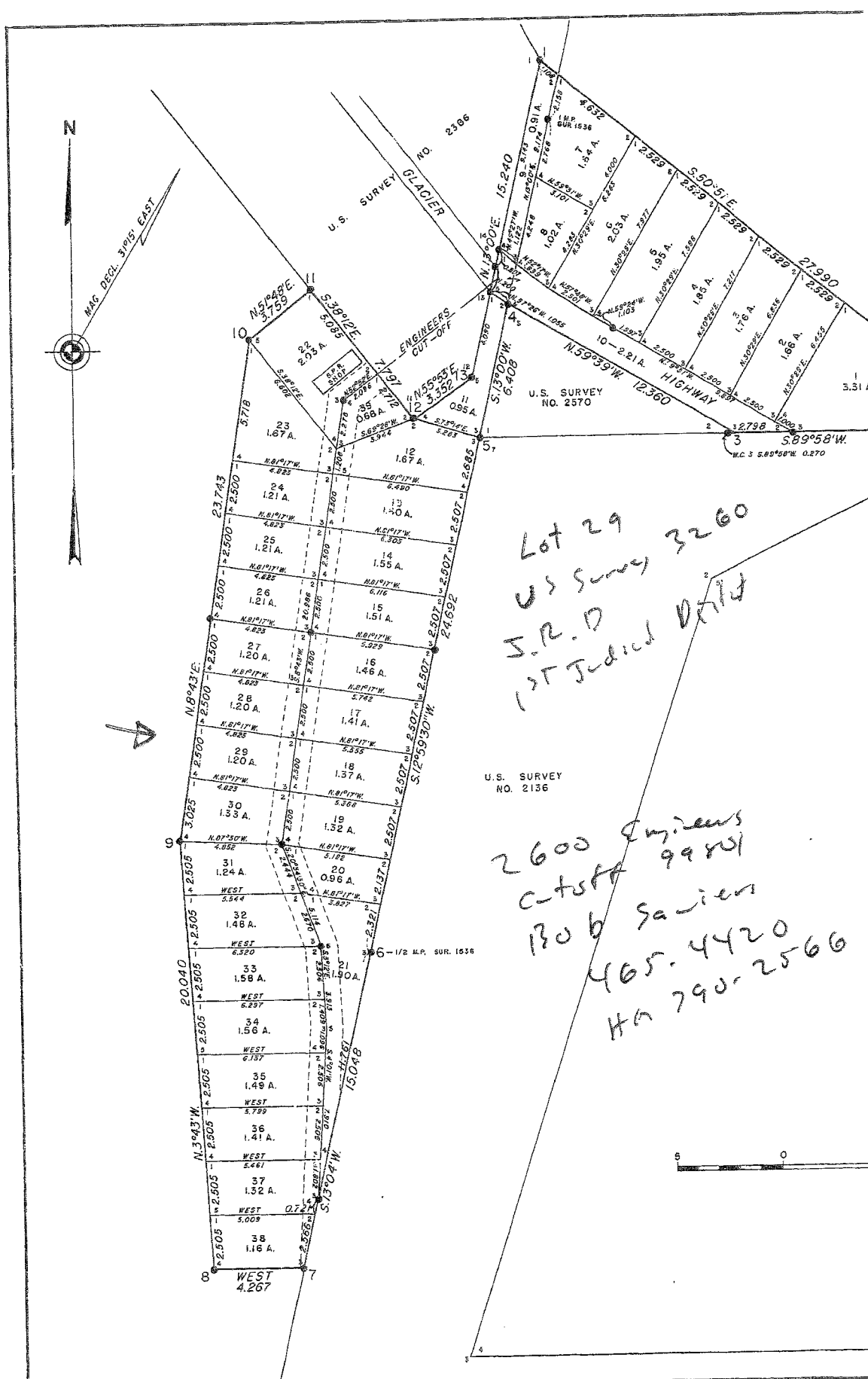
Neither facility will provide night or weekend care and both facilities will comply with all permitting, licensing, insurance and operational requirements deemed necessary by both the city of Juneau and the state of Alaska. I have attached my resume as I feel that it can provide insight into the type and quality of the program that would be operated at 2600 Engineer's Cut-Off Rd. I have also included an attachment that includes the names of the current property owners. If you have any questions or concerns please feel free to contact me via email or telephone. I look forward to working with the CDD and the Permitting office as I expand my current business operation.

Sincerely,

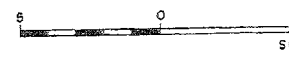


Samantha Adams

TLC Child Care



Lot 29  
 US Survey 3260  
 J.R.D  
 1st Judicial Dist  
  
 2600 Engineers  
 cut-off 99801  
 Bob Sa-lieu  
 465-4420  
 HA 790-2566



FRONT ELEVATION

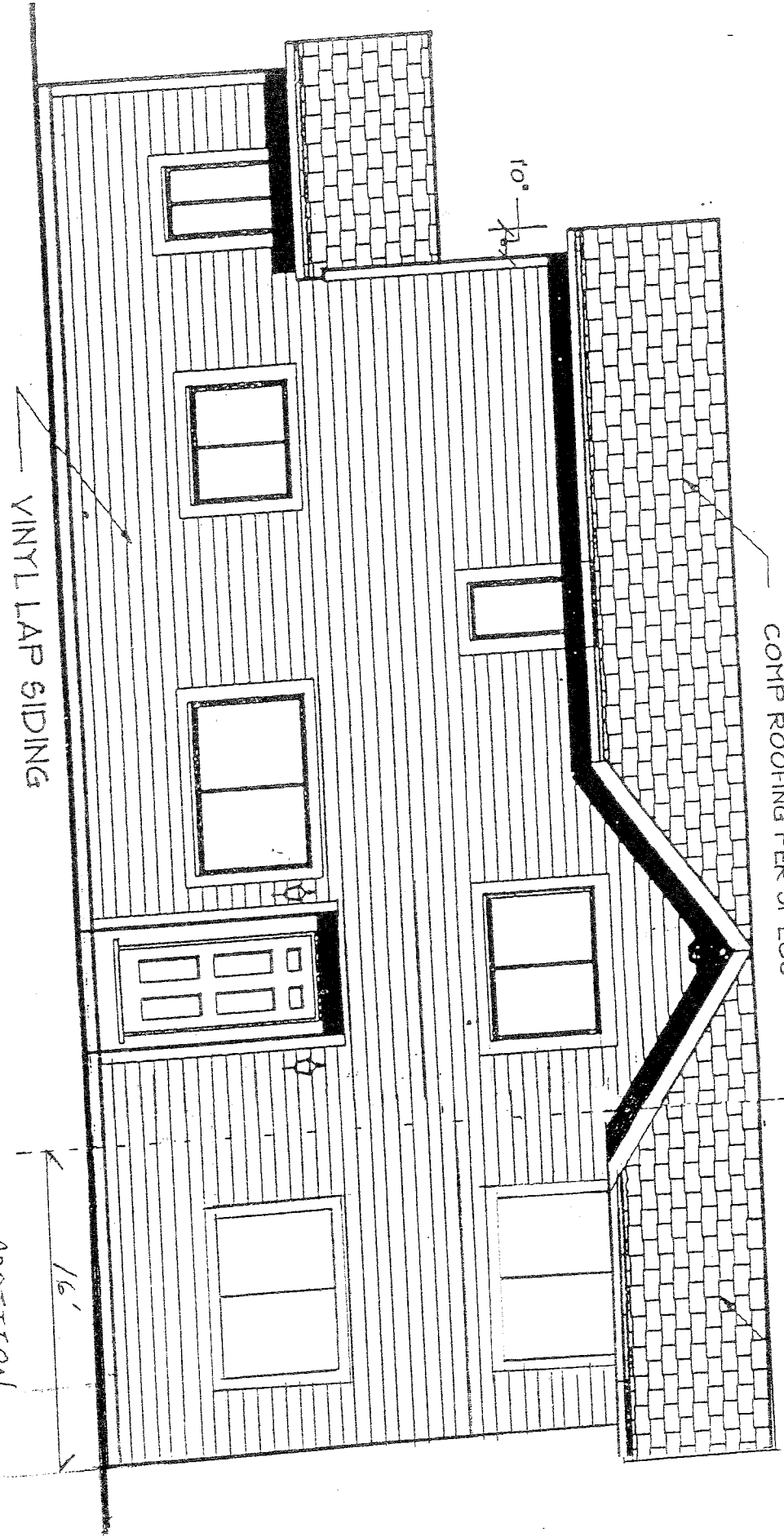
VINYL LAP SIDING

COMP ROOFING PER SPECS

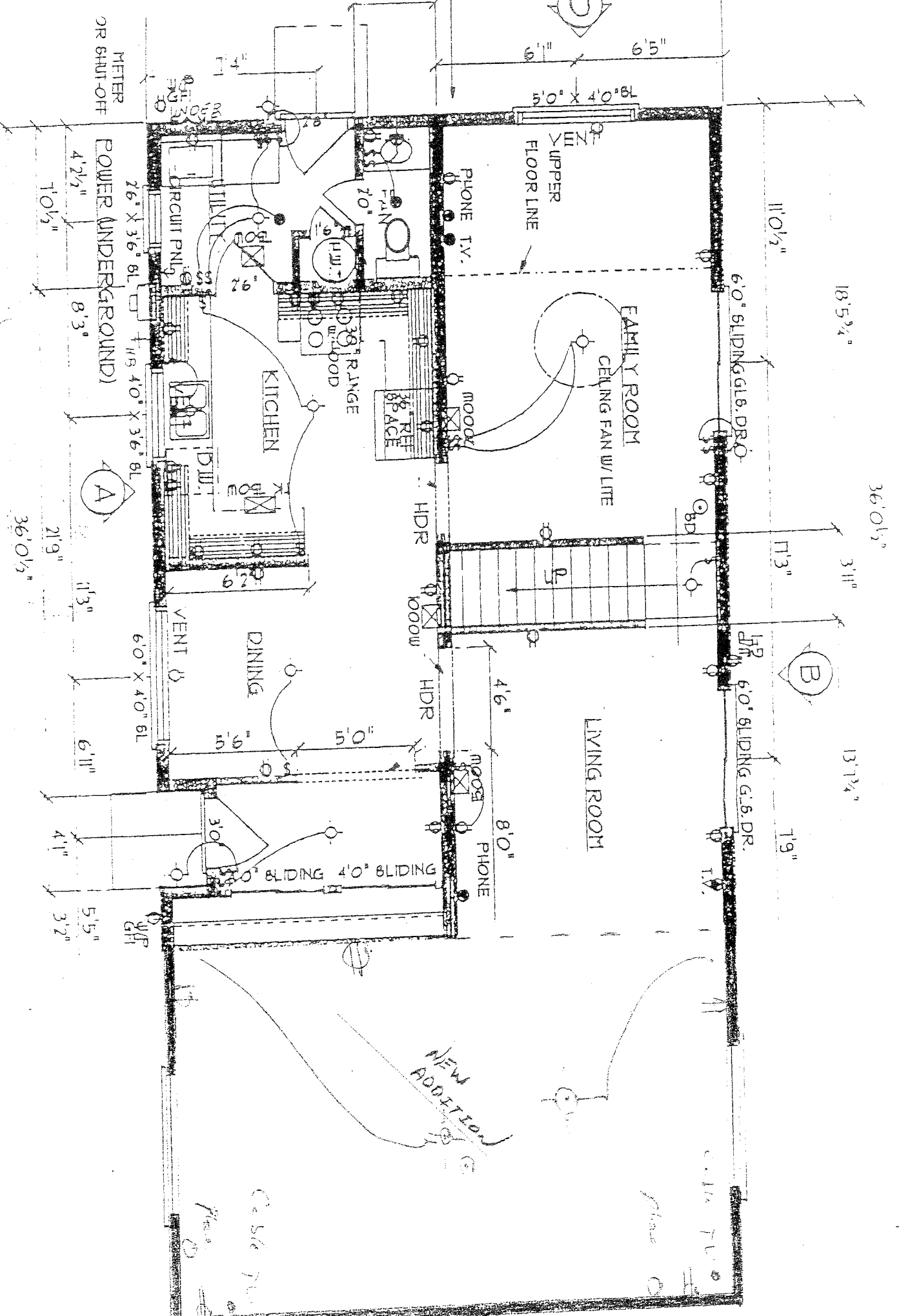
10°

16'  
ADDITION

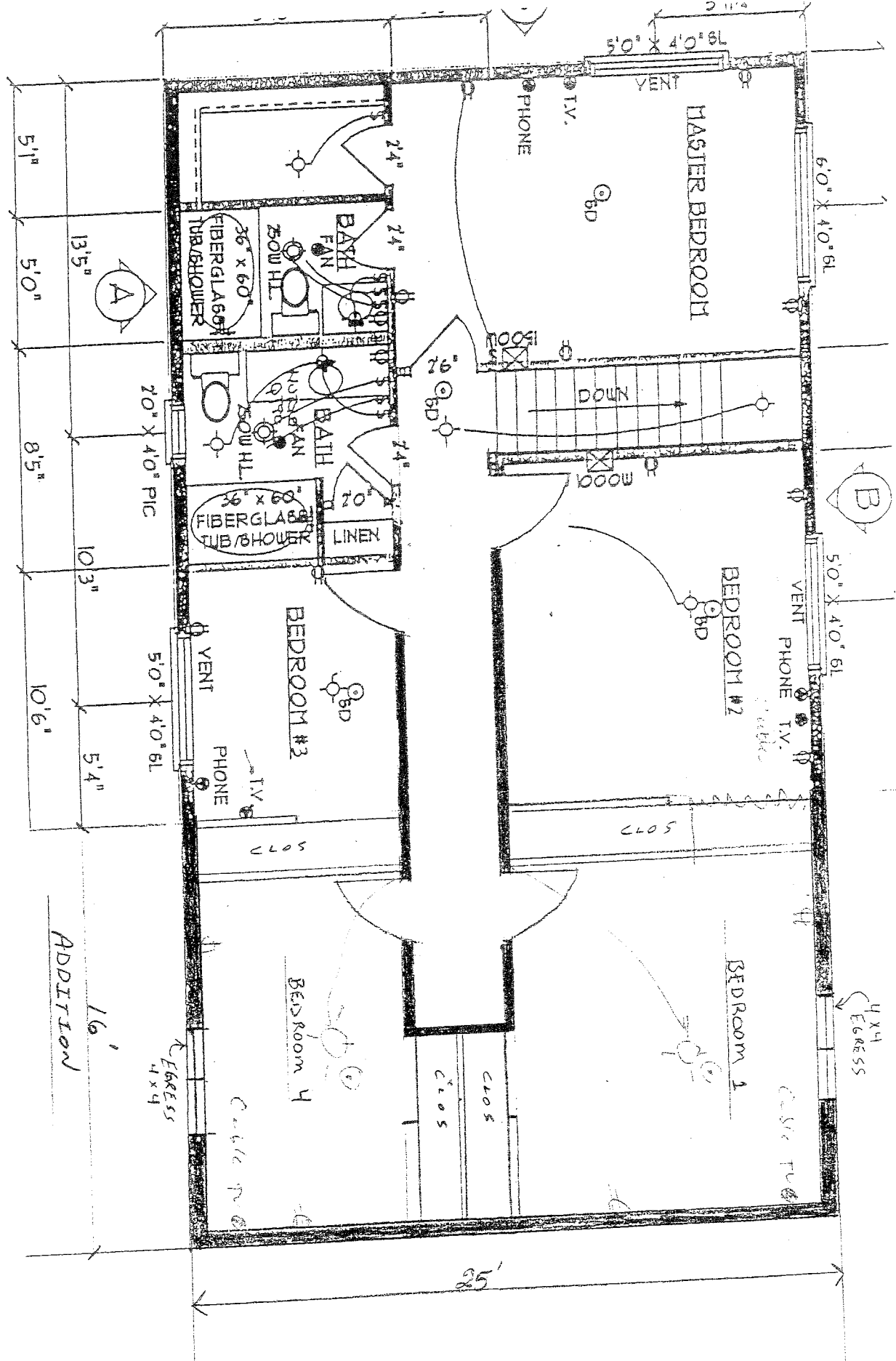
*Handwritten note:*  
Vinyl Siding  
90 ft x 16 ft Addition



# MAIN FLOOR PLAN

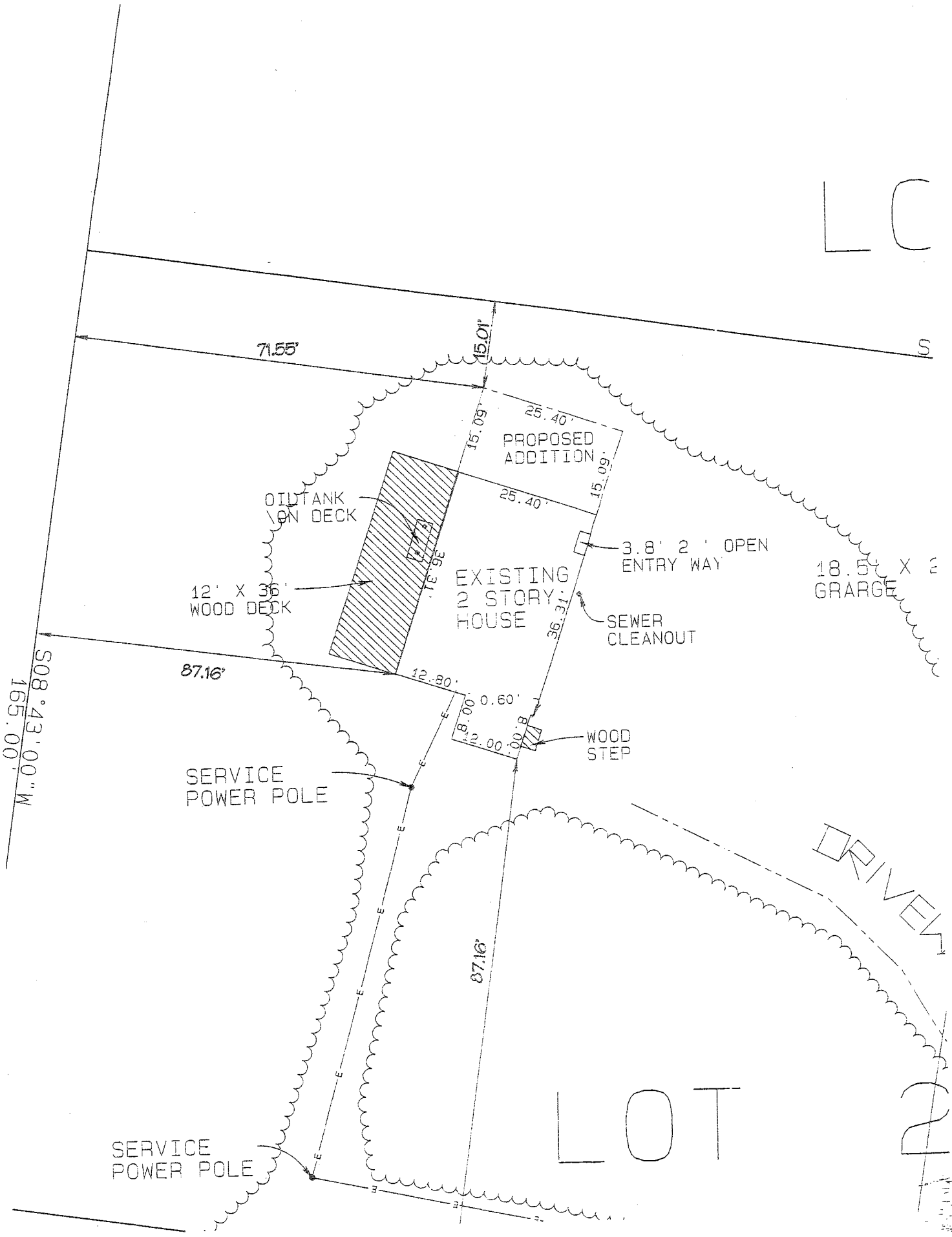


**SECOND FLOOR PLAN**  
 125 S.F.  $\frac{3}{16} = 1'$



10/1/72

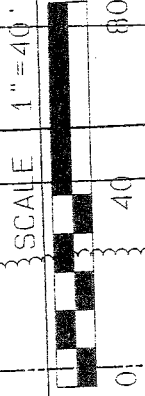
LC



LOT 2

2





ENGINEERS CUT-OFF

N08°43'00"E  
165.00'

RIGHT OF WAY EASEMENT  
N08°43'00"E  
164.99'

EASEMENT  
50.0'

EASEMENT  
50.0'

SERVICE POLE  
POWER BAR W /CAP

DRIVEWAY

S04°17'46"E  
318.35'

47.21'

18' X 22.5'  
GARAGE

3' B. 2' OPEN  
ENTRY WAY

SEWER  
CLEANOUT

WOOD  
STEP

DRIVEWAY

LOT 29

LOT

S04°17'46"E  
318.35'

71.65'

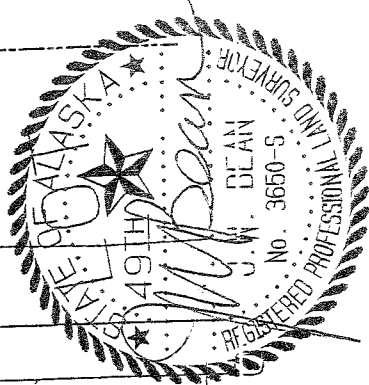
12' X 36'  
WOOD DECK

97.16'

SERVICE POLE  
POWER POLE

SERVICE POLE  
POWER POLE

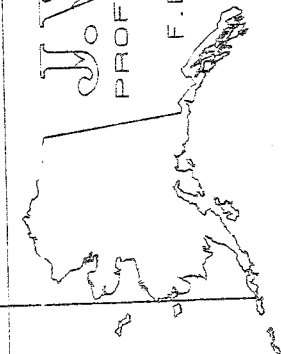
S08°43'00"W  
165.00'



I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT; THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS THEREON ARE AS SHOWN AND THAT ALL OVERLAPS AND ENCROACHMENTS ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE.

**J.W. BEAN**  
PROFESSIONAL SURVEYOR

F.B. \_\_\_\_\_ JOB No 12681  
SCALE AS-SHOWN  
DATE 4-19-03



PROPOSE ADDITION TO

LOT 29

WITHIN U. S. S. 3260

CBJ permit	1070	Saviors Addition
Survey	500	
misc glue nails caulk etc	900	
excav drain fill(20yd)	1825	<i>Back fill overland??</i>
foundation	3454	
framing	8372	
trusses	860	
roofing	1312	18293 sub total
siding	2936	
4@254 windows 6x4	1016	22245 sub total
insulate vb	1997	24242 sub total
rock tape texture	3600	
dump fees	300	28142 sub total
inter paint spray	1265	29407 sub total
wood trim door etc	1561	
ext paint	695	
electrical (no lites)	1350	
inter detail touch paint	595	
carpet	1980	
	<b>Total</b>	
	35588	
	800 sf	44.49 per sf

bid tabs 4/8/03 phase list

SJS Excavation Company

PO Box 32494  
 Juneau, AK 99803-2494  
 789-7850 phone 789-7287 fax

# Bid Sheet

Date	Bid #
4/16/2003	117

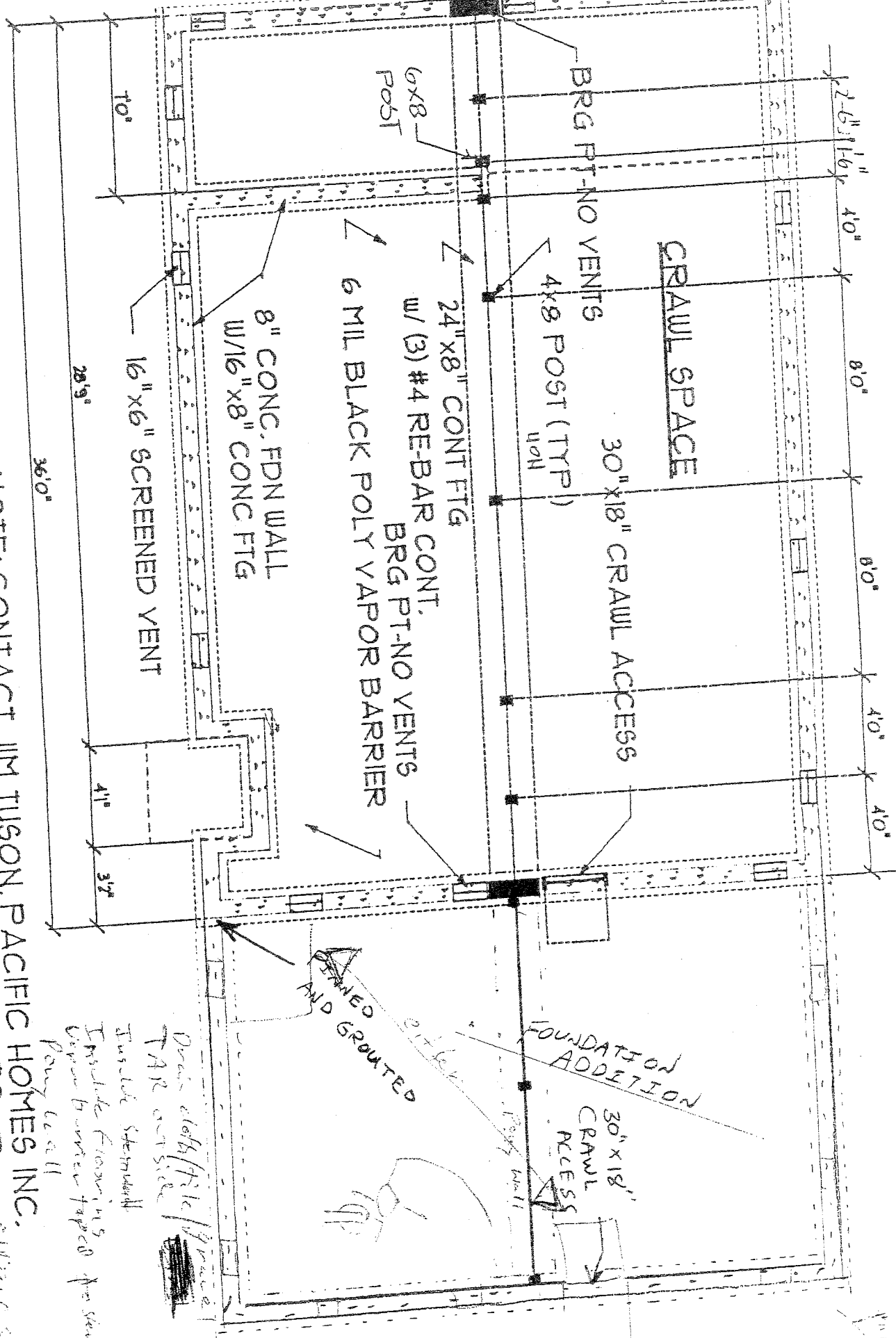
Name / Address
Saviors, Bob and Shelly 2600 engineers cutoff Juneau, AK. 465-7500 fax

		Project
Description	Total	
2 inch minus per ton	240.00T	
Sand per ton	115.20T	
EX110 Hitachi Per hour	1,248.00T	
Mobilization of Equipment	150.00T	
Truck Time	312.00T	
Labor per hour	216.00T	
<b>Subtotal</b>		\$2,281.20
<b>Sales Tax</b>		\$0.00
<b>Total</b>		\$2,281.20

Signature \_\_\_\_\_

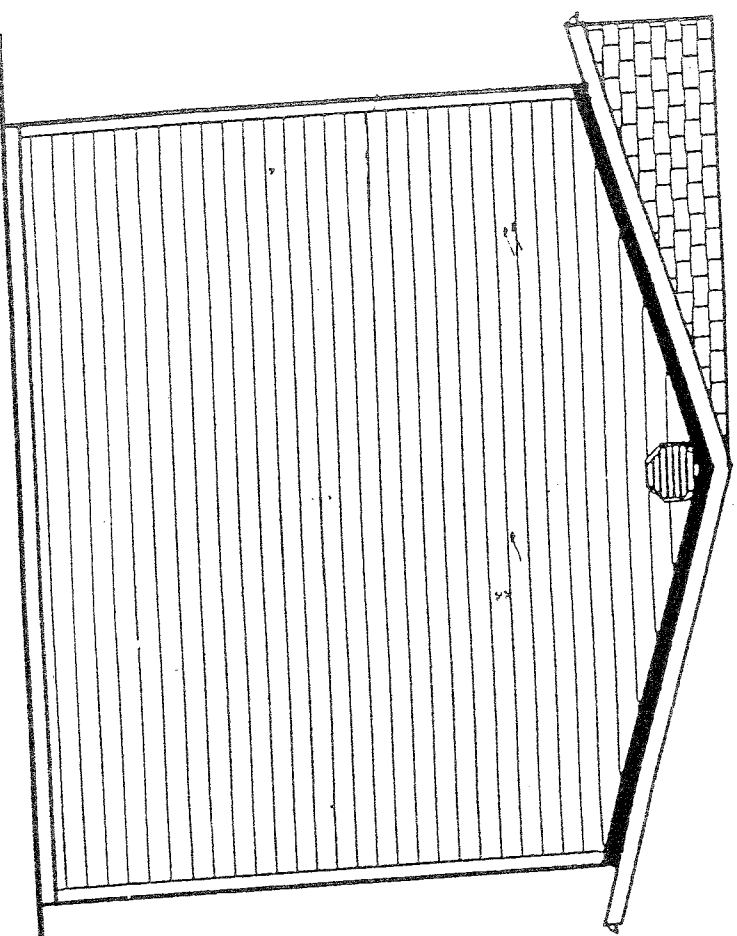
# FOUNDATION PLAN

NOTE: CONTACT JIM TUSON, PACIFIC HOMES INC.  
 TO VERIFY DIMENSIONS PRIOR TO POURING CONCRETE

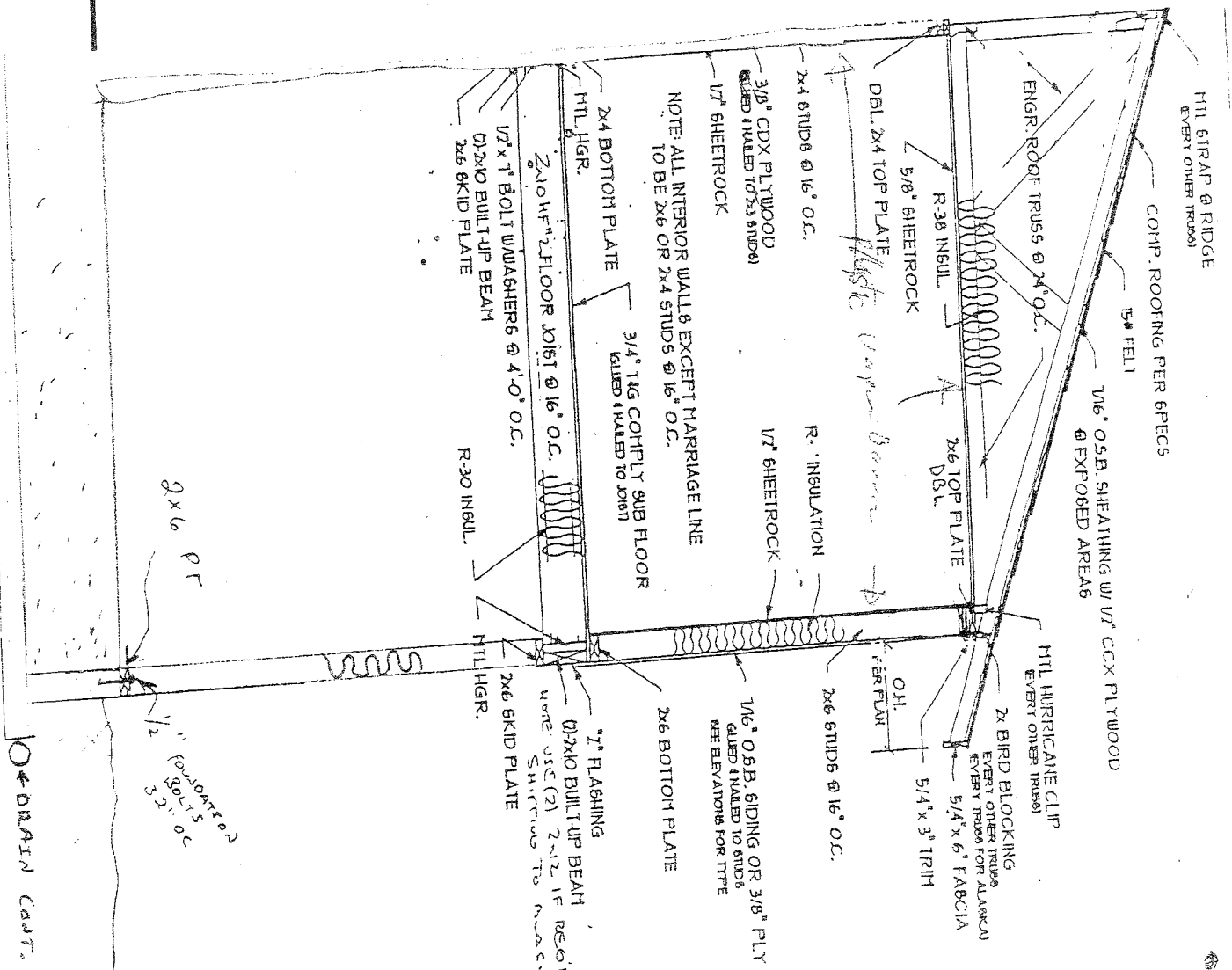


Sans inside  
 4x4  
 4x4

# RIGHT ELEVATION



FINISHED WALL



Juneau Truss Inc., Juneau, AK, Juneau Truss Inc.  
 Scale: 3/16"=1'

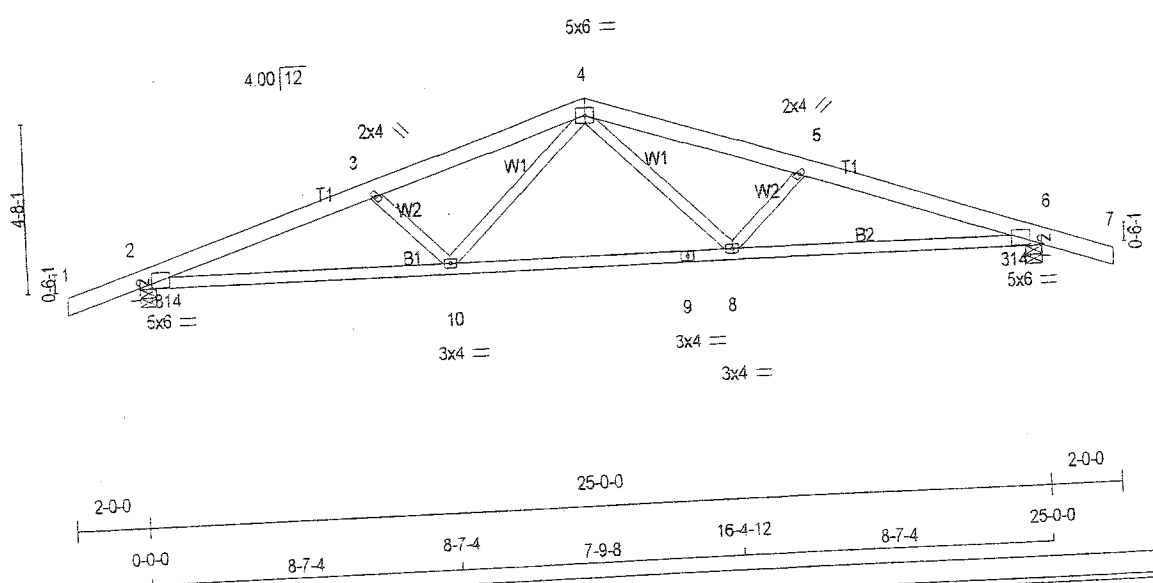


Plate Offsets (X,Y): [2-0-3-14,0-0-2], [6-0-3-14,0-0-2]

LOADING (psf)	
TCLL	50.0
TCDL	10.0
BCLL	0.0
BCDL	10.0

SPACING		2-0-0
Plates Increase		1.15
Lumber Increase		1.15
Rep Stress Incr	YES	
Code	UBC97/ANSI95	

CSI	
TC	0.40
BC	0.85
WB	0.53

DEFL		in (bc)		Vdefl	
Vert(LL)	-0.21	10	>999		
Vert(TL)	-0.39	8-10	>753		
Horz(TL)	0.12	6	n/a		
1st L/CLL Min Vdefl = 240					

PLATES		MI20
GRIP		185/144
Weight: 104 lb		

**BRACING**  
 TOP CHORD Sheathed or 4-4-10 oc purins.  
 BOT CHORD Rigid ceiling directly applied or 6-11-0 oc bracing.

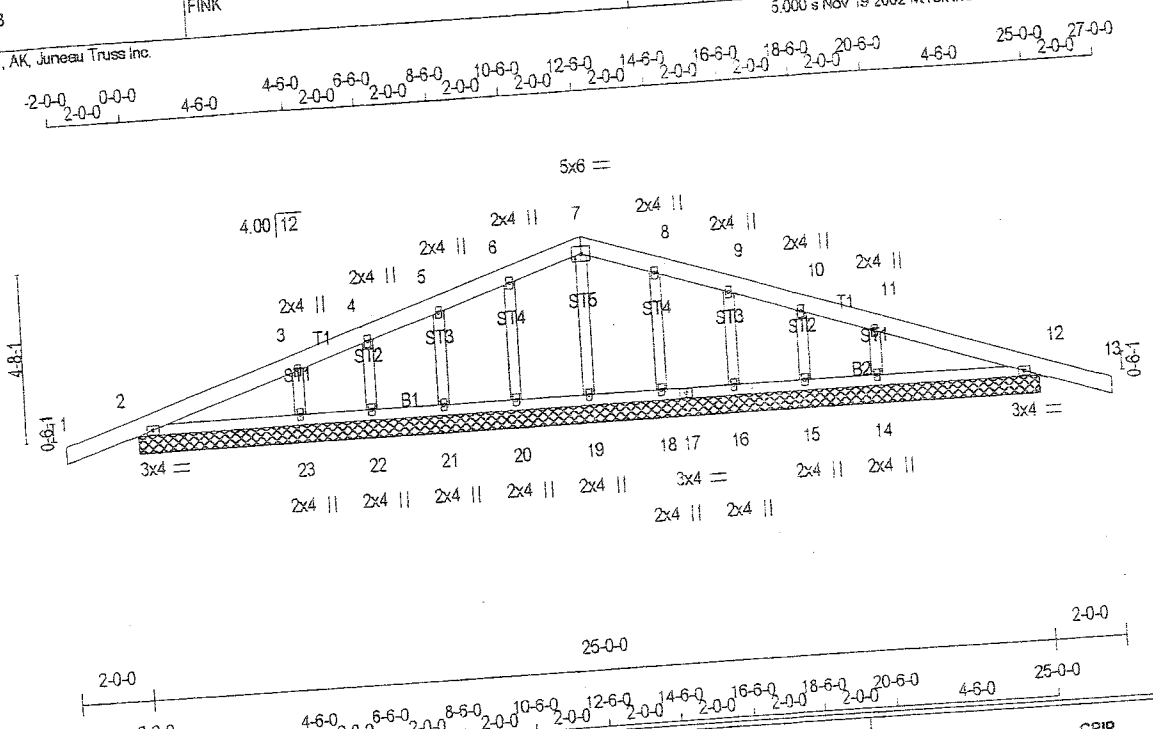
**LUMBER**  
 TOP CHORD 2 X 6 SPF 1650F 1.5E  
 BOT CHORD 2 X 4 HF 1650F 1.5E  
 WEBS 2 X 4 HF Std

**REACTIONS (lb/size)** 2=1985/0-5-8, 6=1985/0-5-8  
 Max Horz 2=30 (load case 5)  
 Max Uplift 2=741 (load case 5), 6=741 (load case 6)  
 Max Grav 2=2020 (load case 2), 6=2020 (load case 3)

**FORCES (lb) - First Load Case Only**  
 TOP CHORD 1-2=32, 2-3=3680, 3-4=3172, 4-5=3172, 5-6=3680, 6-7=32  
 BOT CHORD 2-10=3458, 9-10=2425, 8-9=2425, 6-8=3458  
 WEBS 3-10=657, 4-10=867, 4-8=867, 5-8=657

- NOTES**
- 1) This truss has been designed for the wind loads generated by 90 mph winds at 17 ft above ground level, using 5.0 psf top chord dead load and 5.0 psf bottom chord dead load, 0 mi from hurricane coastline, on an occupancy category I, condition I enclosed building, of dimensions 60 ft by 24 ft with exposure D ASCE 7-93 per UBC97/ANSI95. If end verticals or cantilevers exist, they are exposed to wind. If porches exist, they are not exposed to wind. The lumber DOL increase is 1.33, and the plate grip increase is 1.33.
  - 2) Design load is based on 50.0 psf specified roof snow load.
  - 3) Unbalanced snow loads have been considered for this design.
  - 4) Overhang has been design for 1.50 times live load + dead load.
  - 5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads per Table No. 16-B, UBC-97.
  - 6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 741 lb uplift at joint 2 and 741 lb uplift at joint 6.

LOAD CASE(S) Standard



LOADING (psf)	SPACING 2-0-0	CSI	DEFL in (lbc)	%defl	PLATES	GRIP
TCLL 50.0	Plates Increase 1.15	TC 0.26	Vert(LL) n/a	n/a	M120	185/144
TCDL 10.0	Lumber Increase 1.15	BC 0.09	Vert(TL) 0.02	13 >999		
BCLL 0.0	Rep Stress Incr YES	WB 0.08	Horz(TL) 0.00	12 n/a		
BCOL 10.0	Code UBC97/ANSI95	(Matrix)	1st L.C.L.L. Min %defl = 240		Weight: 110 b	

**LUMBER**  
 TOP CHORD 2 X 6 SPF 1650F 1.5E  
 BOT CHORD 2 X 4 HF 1650F 1.5E  
 OTHERS 2 X 4 HF Std

**BRACING**  
 TOP CHORD Sheathed or 6-0-0 oc purlins.  
 BOT CHORD Rigid casing directly applied or 10-0-0 oc bracing.

**REACTIONS (lb/size)** 2=579/25-0-0, 12=579/25-0-0, 19=263/25-0-0, 20=278/25-0-0, 21=296/25-0-0, 22=189/25-0-0, 23=517/25-0-0, 18=272/25-0-0, 16=294/25-0-0, 15=190/25-0-0, 14=517/25-0-0  
 Max Horz=145 (bad case 5)  
 Max Uplift=313 (bad case 5), 12=316 (bad case 6), 20=92 (bad case 5), 21=109 (bad case 5), 22=99 (bad case 5), 23=140 (bad case 5), 18=93 (bad case 5), 16=110 (bad case 6), 15=99 (bad case 6), 14=140 (bad case 6)  
 Max Grav=752 (bad case 2), 12=752 (bad case 3), 19=263 (bad case 1), 20=336 (bad case 2), 21=348 (bad case 2), 22=237 (bad case 2), 23=580 (bad case 2), 18=330 (bad case 3), 16=345 (bad case 3), 15=238 (bad case 3), 14=580 (bad case 3)

**FORCES (lb) - First Load Case Only**  
 TOP CHORD 1-2=64, 2-3=59, 3-4=86, 4-5=63, 5-6=66, 6-7=66, 7-8=66, 8-9=66, 9-10=63, 10-11=86, 11-12=124, 12-13=64  
 BOT CHORD 2-23=0, 22-23=0, 21-22=0, 20-21=0, 19-20=0, 18-19=0, 17-18=0, 16-17=26, 15-16=26, 14-15=26, 12-14=26  
 WEBS 7-19=221, 6-20=239, 5-21=252, 4-22=166, 3-23=439, 8-18=239, 9-16=252, 10-15=166, 11-14=439

- NOTES**
- This truss has been designed for the wind loads generated by 90 mph winds at 17 ft above ground level, using 5.0 psf top chord dead load and 5.0 psf bottom chord dead load, 0 mi from hurricane coastline, on an occupancy category I, condition I enclosed building, of dimensions 60 ft by 24 ft with exposure D ASCE 7-93 per UBC97/ANSI95. If end verticals or cantilevers exist, they are exposed to wind. The lumber DOL increase is 1.33, and the plate grip increase is 1.33.
  - Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see MTEK "Standard Gable End Detail".
  - Gable requires continuous bottom chord bearing.
  - Gable studs spaced at 2-0-0 oc.
  - This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads per Table No. 16-B, UBC-97.
  - Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 313 lb uplift at joint 2, 316 lb uplift at joint 12, 92 lb uplift at joint 20, 109 lb uplift at joint 21, 99 lb uplift at joint 22, 140 lb uplift at joint 23, 93 lb uplift at joint 18, 110 lb uplift at joint 16, 99 lb uplift at joint 15 and 140 lb uplift at joint 14.

LOAD CASE(S) Standard



# Quotation

Truss Inc.  
 5401 Glacier Hwy.  
 Phone: 907-780-4950 Fax: 907-463-3054

To:  
  
 Deliver To:

Job Number: 1  
 Page: 1  
 Date: 03-10-2003 - 8:49:44 AM  
 Project ID: saviors  
 Account No:  
 Designer: kf  
 Salesperson: Kelly Flynn  
 Quote Number:

Project: Block No:  
 Model: Lot No:  
 Contact: Site: Office:  
 Name:  
 Phone:  
 Fax:  
 Tentative Delivery Date:

Profile:	Qty:	Truss Id:	Span:	Truss Type:	Slope:	LOH	ROH
	8	25C	25 - 0 - 0 2X6/2X4	FINK	5 - 3 - 13 4.00 0.00	2 - 0 - 0	2 - 0 - 0
	1	25GB	25 - 0 - 0 2X6/2X4	FINK	5 - 3 - 13 4.00 0.00	2 - 0 - 0	2 - 0 - 0

WARNING: We warn that trusses can cause property damage or personal injury if improperly installed or braced. Customer's, or his agent's acceptance hereof shall constitute his affirmative representation that he is fully trained in the proper and safe methods of truss installation and bracing. Refer to the provided pamphlet entitled "Bracing Wood Truss: Commentary and Recommendations", published by Truss Plate Institute, Inc. Do not cut, alter, or use damaged trusses without engineering approval. It is the customer's responsibility to provide access to the jobsite. Trusses remain our property until full payment is made.

ACCEPTED BY:

Date:

Selling Price: \$1,151.22  
 Delivery: 9500

\$1246.22

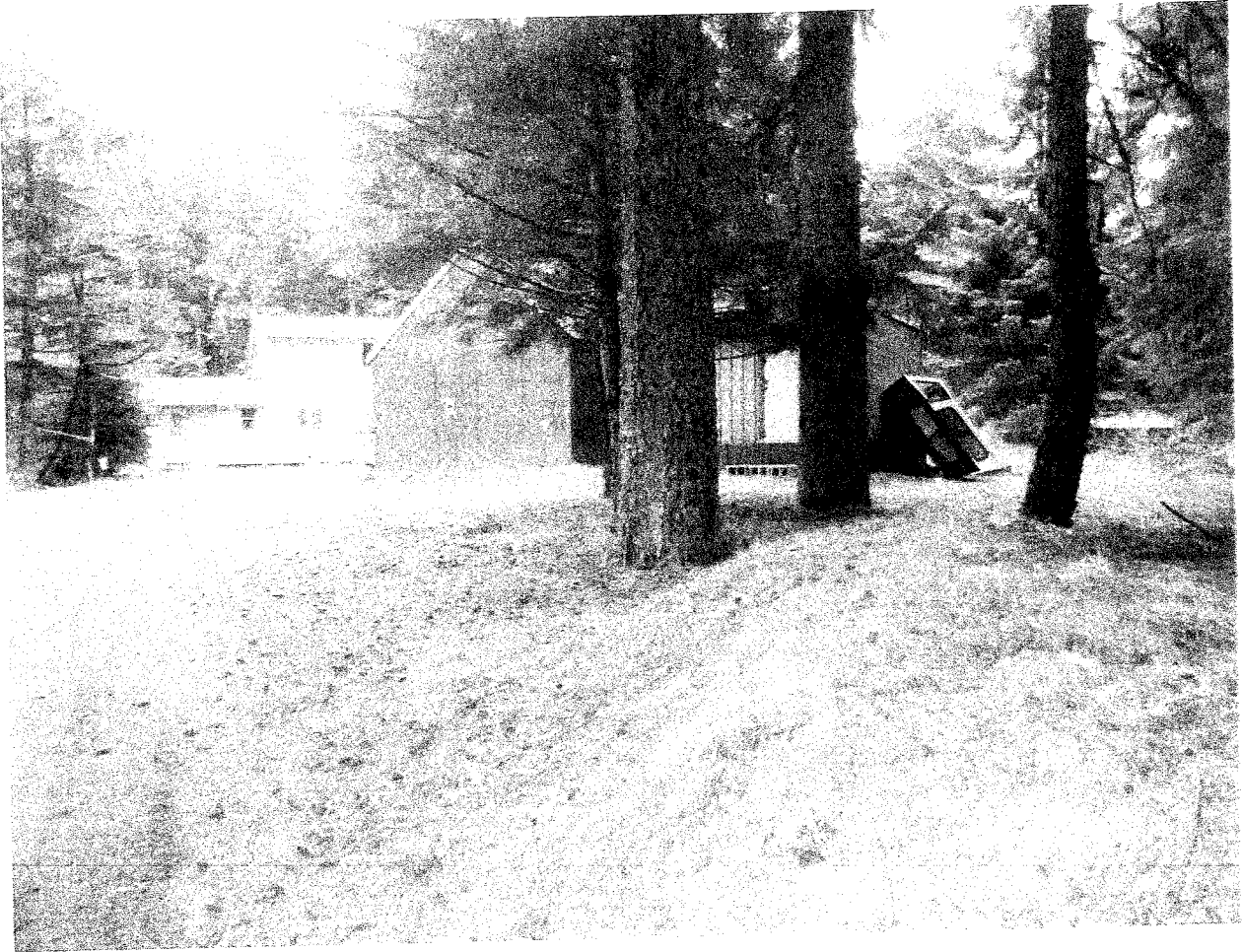


Looking down the driveway from the house, towards Engineer's Cut-Off

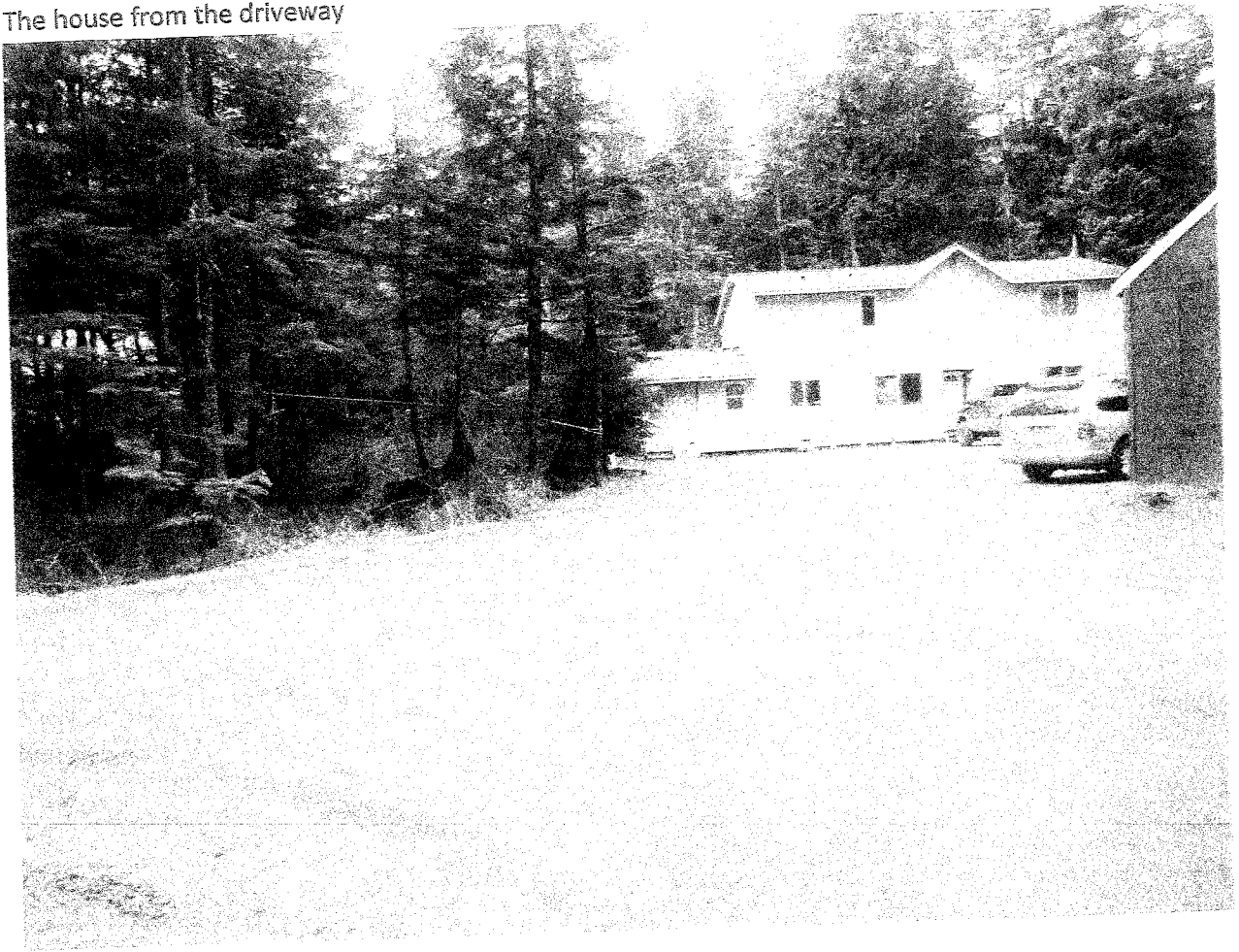


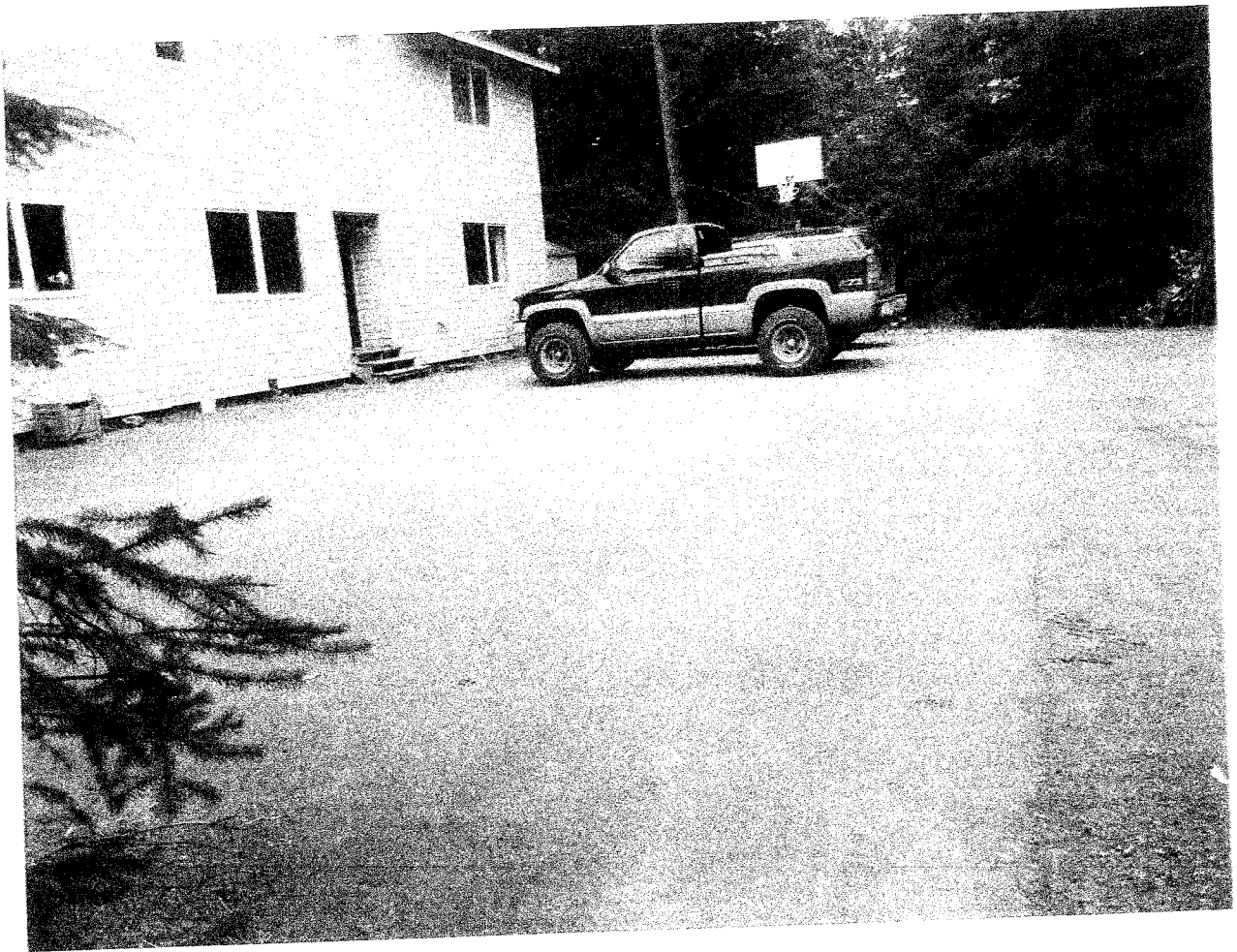
Looking up the driveway, towards the house from Engineer's Cut-Off Rd

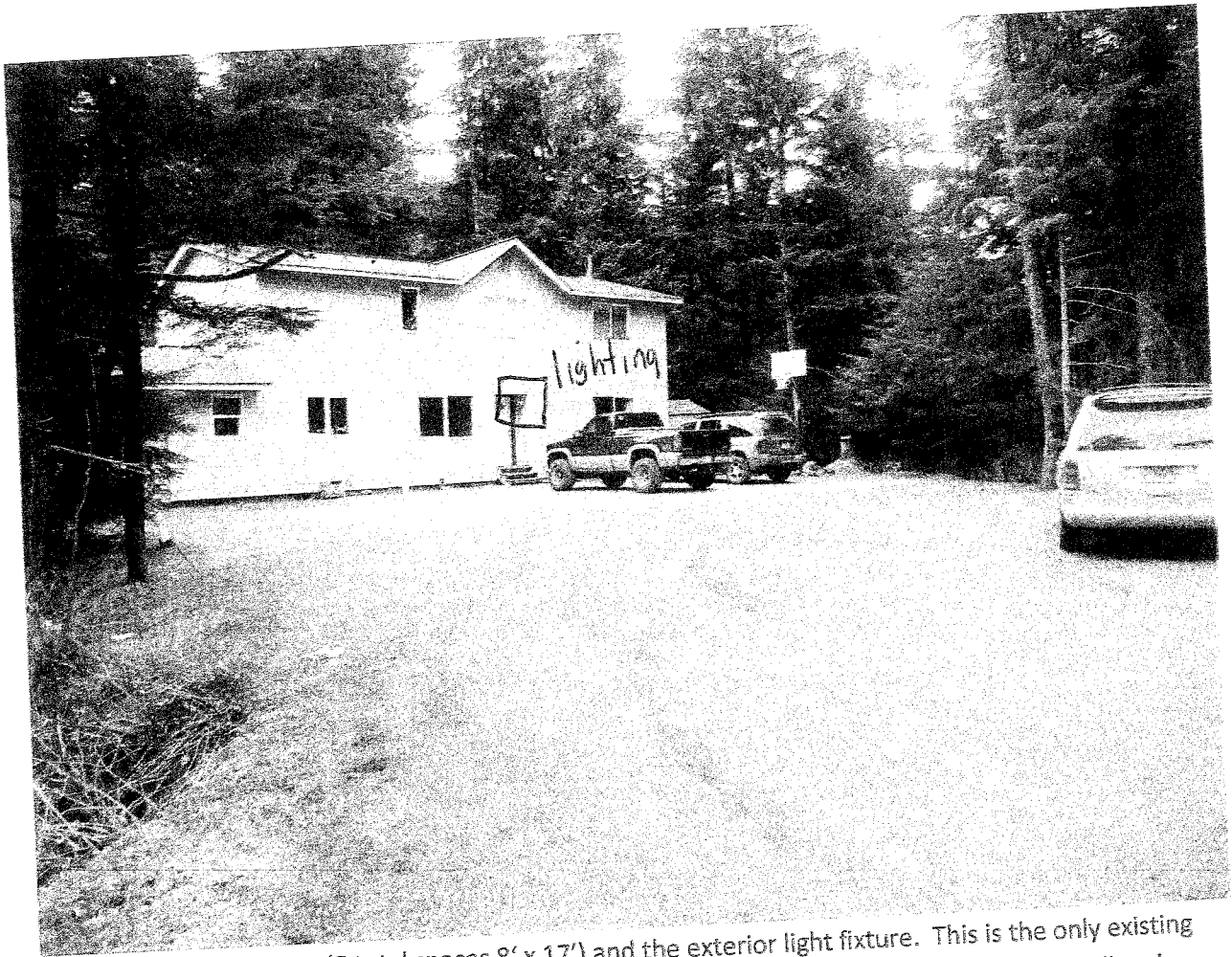




The house from the driveway







Note the parking spaces (5 total spaces 8' x 17') and the exterior light fixture. This is the only existing external lighting. We will use electric portable lighting for driveway illumination during the fall and winter months when natural lighting during business hours is limited.

Space for backing out and turning around









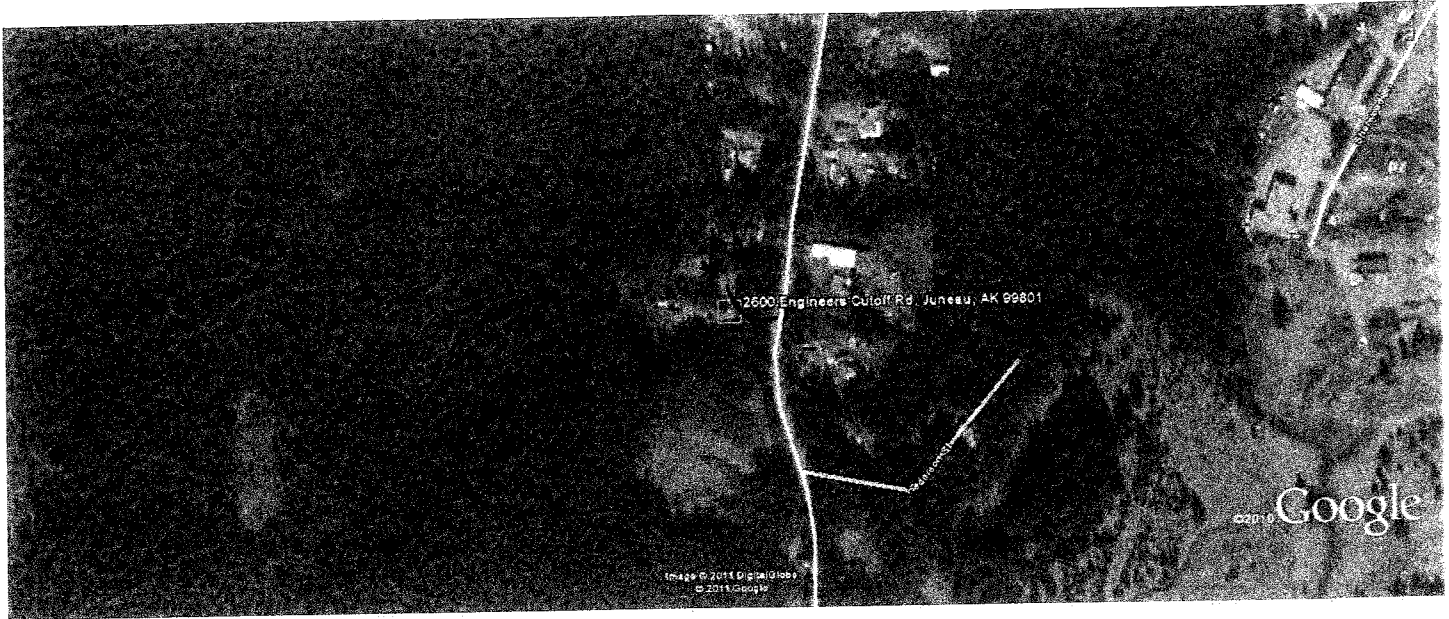
2600 Engineers Cut-off Rd, Juneau, AK 99801

with Google

Image © 2011 DigitalGlobe  
© 2011 Google

45° 22' 10.74" N, 154° 17' 24.56" W elev. 102 ft

Imagery Date: 5-7-2009

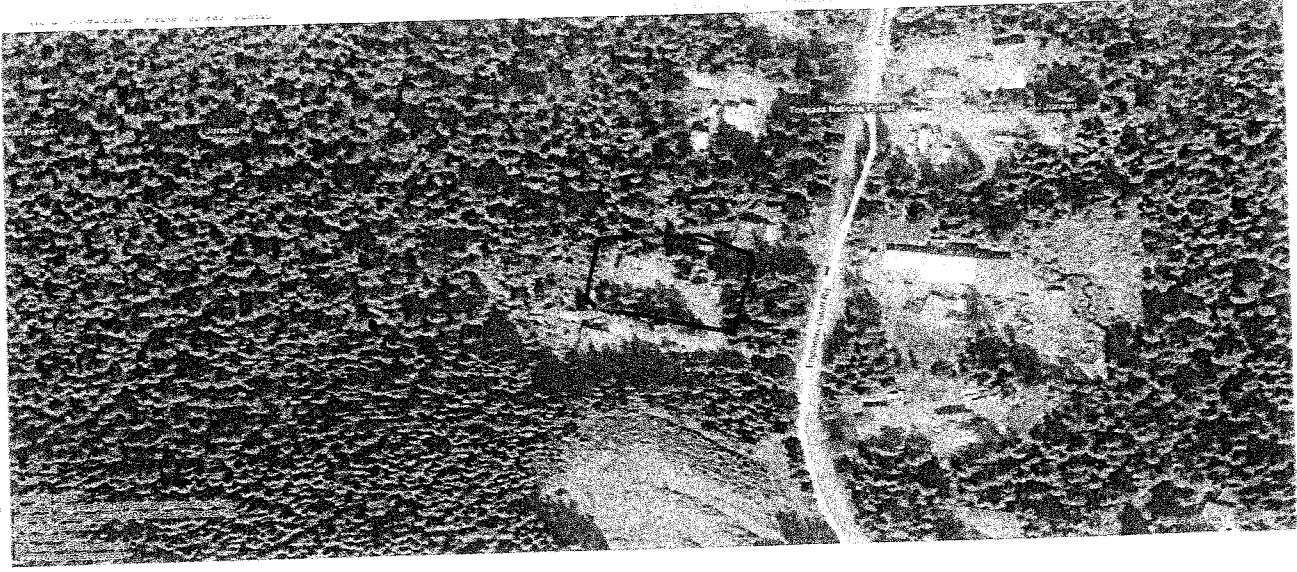


2600 Engineers Cutoff

2600 Engineers Cutoff Rd, Juneau, AK 99801



side Photos / each present  
making a sheet of all factors in a column  
10/10/2008 (147 images)  
10/10/2008 (120 images)  
10/10/2008 (120 images)





line A. 130 ft. from roadway to fork in road  
maximum elevation 103 ft. @ 85 ft length

line B 169 ft. from fork to house  
maximum elevation 104 ft @ 130 ft length

Total distance from roadway 299 ft.

<b>Parcel #</b>	<b>Street Address</b>	<b>Legal Description 1</b>
4B1701150100	ENGINEERS CUTOFF 2600	USS 3260 L 29

<b>Owner's Name and Address</b>	<b>Legal Description 2</b>
SAVIERS ROBERT F & MICHELLE MARIE 2600 ENGINEERS CUTOFF JUNEAU AK 99801	

<b>Previous Owner</b>	<b>Site Value</b>	<b>Building PV</b>	<b>Total PV</b>
WEEDEN ROBERT & M M	\$90000.00	\$264700.00	\$ 354700.00

<b>Use Code</b>	<b>Exempt</b>	<b>Zoning</b>	<b>Tax Year</b>
Residential	No Data	-Single Family and Duplex -36,000 sq.ft minimum lot size -1 unit per acre	2011

<b>Number of Units</b>	<b>Year Built</b>	<b>Effective Age</b>	<b>Style</b>
001	1994	N/A	2

<b>Total Rooms</b>	<b>Bedrooms</b>	<b>Baths</b>	<b>Total FIN Sq. Ft.</b>
007	003	2	002367 sq.ft.

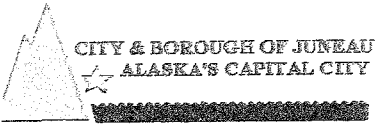
<b>Total Basement</b>	<b>Attic</b>	<b>Attic Area</b>	<b>Garage Type</b>
N/A	N/A	N/A	N/A

<b>Garage Description</b>	<b>Garage Area</b>	<b>Lot Size</b>	<b>Last Trans</b>
N/A	N/A	44273 sq. ft.	9006

<b>City Water Available</b>	<b>City Sewer Available</b>	<b>Water System</b>	<b>Sewer System</b>
Yes	No	City	

<b>Exempt Land</b>	<b>Exempt Building</b>	<b>Exempt Total</b>	<b>Road/No Road</b>
N/A	N/A	N/A	Roaded

Back



# Public Notice Sign Lease Agreement

Community Development Department

Case # \_\_\_\_\_ Sign # \_\_\_\_\_ Hearing Date: \_\_\_\_\_

Assessor's Parcel # 431701150100 Check # \_\_\_\_\_ Receipt # \_\_\_\_\_

Applicant: Samantha Adams (please print) Phone #: 907 463 1519

Application Received by: \_\_\_\_\_ Date: \_\_\_\_\_  
(CDD staff initials/name)

I, Samantha Adams, in cooperation with the Community Development Department (CDD), have leased a Public Notice Sign and agree to the terms listed below:

**CHARGE:** \$50 Preparation Fee  
\$100 Refundable Deposit

**RETURN TIME:** The sign **MUST** be returned to the Community Development Department **by 4:30 p.m. on the Monday** following the scheduled hearing date. If the sign is returned later than the Monday after the Planning Commission meeting, but within two weeks of the meeting, \$50.00 may be refunded.

**PENALTIES:** The sign **MUST** be returned to the Permit Center Staff in the same condition it was taken: clean, undamaged, and with no attachments. **If a sign is not returned on time, or has been damaged, the \$100 deposit fee will be forfeited.**

**POSTING REQUIREMENTS:**

- The sign must be posted by the applicant/developer on the site at least 14 days prior to the hearing date.
- The sign must be clearly visible and readable from a public Right-of-Way.

[Signature]  
(Applicant Signature)

4/30/11  
(Date)

Sign Received by: \_\_\_\_\_ Date: \_\_\_\_\_ Staff Initials: \_\_\_\_\_

Sign Returned by: \_\_\_\_\_ Date: \_\_\_\_\_ Staff Initials: \_\_\_\_\_

<b>REFUND INFORMATION:</b>	Receipt Number: _____
Amount Refunded: _____	Method: _____ Date: _____ Staff Initials: _____
Refund Received by: _____	/mailed to: _____