

MEMORANDUM

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

DATE: October 3, 2013

TO: Planning Commission

FROM: Sarah Bronstein, Planner *SB*
Community Development Department

FILE NO.: AAP2013 0016

PROPOSAL: Accessory apartment on a lot not served by city sewer.

GENERAL INFORMATION

Applicant: Israel Ginn

Property Owner: Israel Ginn

Property Address: 17730 Point Stephens Spur Road

Legal Description: USS 3268 LT 81

Parcel Code Number: 8-B35-0-102-016-0

Site Size: 0.96 Acres (41,818 square feet)

**Comprehensive Plan Future
Land Use Designation:** RDR – Rural Dispersed Residential

Zoning: D-1

Utilities: Public water, private sewer

Access: Point Stephens Spur Road

Existing Land Use: Vacant

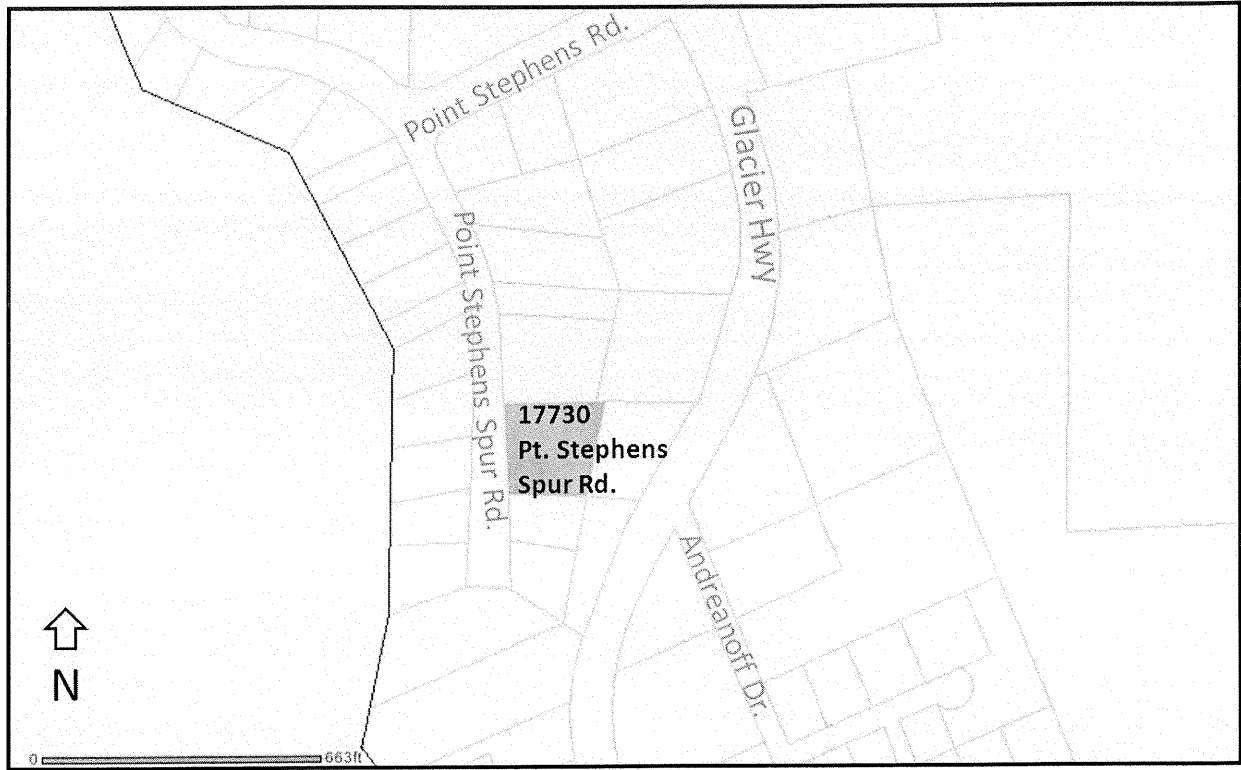
Surrounding Land Use:

North	-	D1; single family residence
South	-	D1; single family residence
East	-	D1; single family residence
West	-	D1; single family residence



CITY/BOROUGH OF JUNEAU
★ ALASKA'S CAPITAL CITY

VICINITY MAP



PROJECT DESCRIPTION

The applicant requests a Conditional Use permit for the development of an accessory apartment in conjunction with the construction of a new single family house at 17730 Point Stephens Spur Road. The proposed accessory apartment is approximately 258 square feet in floor area. The lot has no city sewer service, which necessitates a Conditional Use permit for the accessory apartment.

BACKGROUND

Title 49 requires that a single family residence meet the following criteria in order to legally construct an accessory apartment:

CBJ 49.25.510 SPECIAL DENSITY CONSIDERATIONS, (a)(2)

(A) The accessory apartment shall be a one bedroom or efficiency unit not exceeding 600 square feet in net floor area...

...

(C) A permit under this subsection may be issued if the applicant establishes that:

(i) the development meets all setback requirements;

(ii) the total building footprint does not exceed the maximum lot coverage allowable under section 49.25.400, the table of dimensional standards, or, in the case of nonconforming structures, aggravate the nonconformity;

(iii) the development does not violate the vegetative cover requirements imposed by section 49.50.300; or, in the case of nonconforming structures, aggravate the nonconformity; and

(iv) the development meets the parking standards required by chapter 49.40.

The maximum lot coverage for the D1 zone is 10 percent (CBJ 49.25.400). The total area of the lot in question is 41,818 feet; thus the maximum lot coverage for this lot would be 4,182 square feet. The vegetative requirement for the D1 zone is 20 percent (CBJ 49.50.500).

In addition,

(G) The Accessory Apartment shall be reviewed through the Conditional Use Permit process at CBJ 49.15.330 if the lot upon which the accessory apartment is proposed is:

(i) smaller than the Minimum Lot Size for Permissible Uses listed in the Table of Dimensional Standards, CBJ 49.25.200; or

(ii) not served by public sewer.

The property in question, 17730 Point Stephens Spur Road, is not served by city sewer, nor is it within the Urban Service Boundary. The applicant has included plans for an on-site waste water treatment system. A letter of approval shall be required prior to a Certificate of Occupancy for the accessory apartment approving the on-site wastewater disposal system as adequate capacity for the demands imposed by the development of both the single family home and the accessory apartment.

ANALYSIS

Project Site and Design -

The project is located Point Stephens Spur Road, a dead end road just south of Tee Harbor. The property is surrounded on all sides by single family residential dwellings, with a significant buffer of trees between the homes on each lot. The lot is 41,818 square feet, far larger than the 36,000 square feet required minimum lot size in the D1 zone. The project also meets all requirements for maximum lot coverage, vegetation coverage and setbacks in this district.

Traffic, Parking and Circulation -

Title 49 requires that an additional parking spot be provided in association with an accessory apartment. The applicant has provided adequate space for parking to accommodate the three spaces required for the single family home and the accessory apartment.

Primary access to the property is off of Point Stephens Spur Road, which connects to Glacier Highway by way of Point Stephens Road.

Noise –

Beyond the expected short term noise due to construction, no significant noise impacts to the community are anticipated as a result of the development of this accessory apartment.

Public Health or Safety -

Applicants are required to provide a Letter of Approval for the on-site wastewater disposal system from the Alaska Department of Environmental Conservation (DEC). As of the writing of this staff report, the design for the on-site treatment system, conducted by R & M Engineering, Inc, has been submitted to DEC's office in Anchorage. The applicant has indicated that a letter of approval will be submitted to the Community Development Department directly upon receipt. Staff recommends a condition that this letter be provided to the Community Development Department prior to the issuance of a Certificate of Occupancy for the accessory apartment. Staff is unaware of any other public health or safety issues associated with the proposed development.

Habitat -

The property does not contain any anadromous fish streams or wetlands. However, CBJ records indicate the presence of an eagle's nest within 330 feet of the property, on the west side of Point Stephens Spur Road. A site visit by staff could not verify the existence of the nest or any activity associated with it. Staff recommends that an advisory condition be placed on the associated building permit requiring that the property owner cease construction between March 1, 2014 and August 31, 2014 if the nearby nest is verified and proves to be active, in compliance with CBJ 49.70.310 (a)(3).

Property Value or Neighborhood Harmony -

There are no known cases of accessory apartments decreasing property values in single family neighborhoods. The small size of the accessory apartment guarantees a minimal impact on the neighborhood harmony and property values.

Conformity with Adopted Plans -

The proposed development provides an additional two units of housing, which serve a diverse population of individuals and families. This complies with the following policies in the Comprehensive Plan:

POLICY 4.1. IT IS THE POLICY OF THE CBJ TO FACILITATE THE PROVISION AND MAINTENANCE OF SAFE, SANITARY AND AFFORDABLE HOUSING FOR ITS RESIDENTS.

POLICY 4.2 IT IS THE POLICY OF THE CBJ TO FACILITATE THE PROVISION OF AN ADEQUATE SUPPLY OF VARIOUS HOUSING TYPES AND SIZES TO ACCOMMODATE PRESENT AND FUTURE HOUSING NEEDS FOR ALL ECONOMIC GROUPS.

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 Accessory Apartment 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 1.130 for the D1 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 September 27, 2013 and October 7, 2013 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, with conditions, will not endanger 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, with conditions, 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 Comprehensive Plan, particularly Policies 4.1 and 4.2.

Per CBJ 49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

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

Not applicable. This proposal does not need to go through the Alaska Coastal Management Program review.

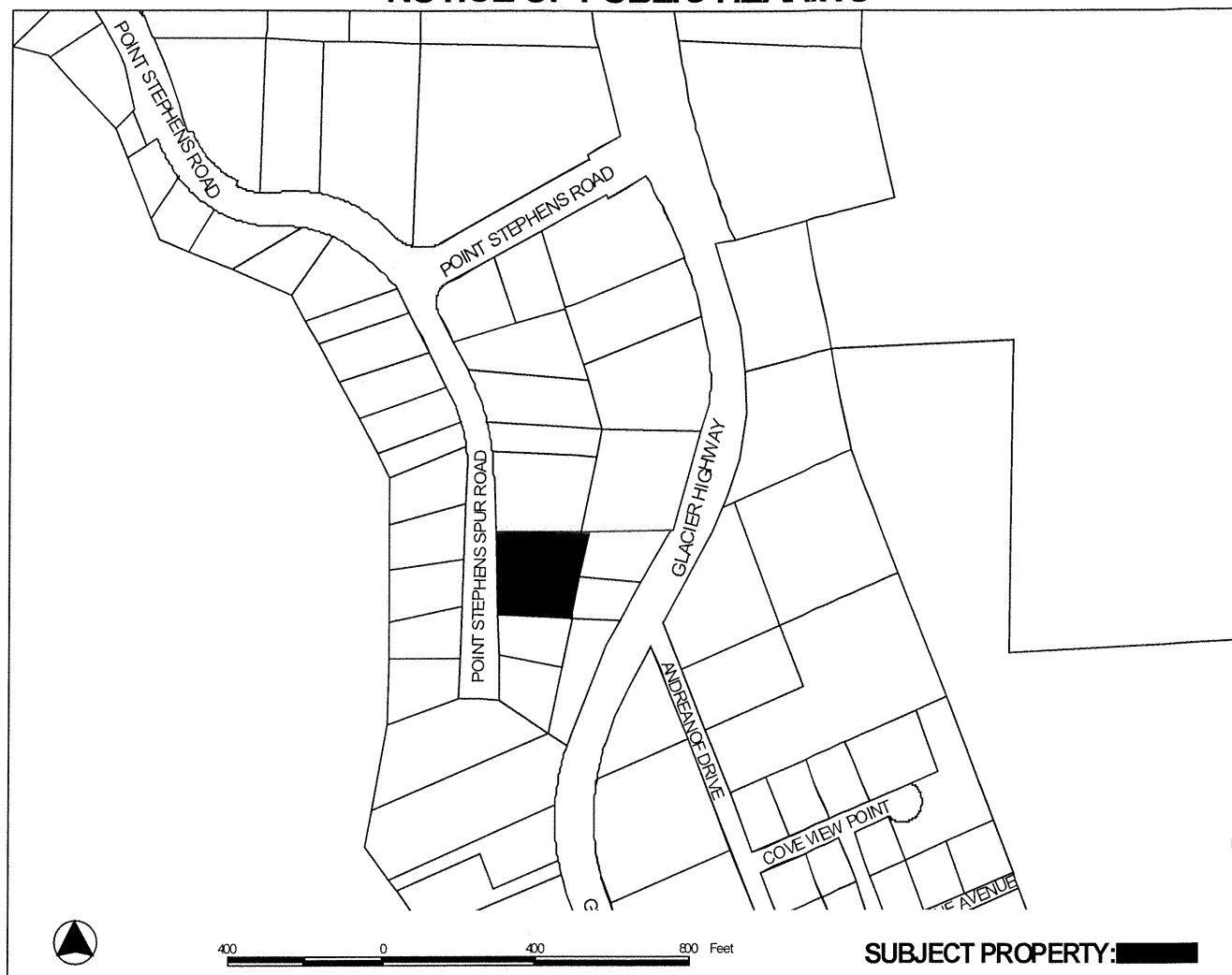
RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested accessory apartment permit. The permit would allow the development of a new single family dwelling and a 258 square foot associated accessory apartment at 17730 Point Stephens Spur Road.

The approval is subject to the following conditions:

1. Prior to issuance of a Certificate of Occupancy for the accessory apartment, the applicant must provide documentation from the Alaska Department of Environmental Conservation stating that an on-site wastewater disposal system, with the appropriate rated capacity, has been approved.

NOTICE OF PUBLIC HEARING



SUBJECT PROPERTY: [REDACTED]

PROPOSAL: Accessory apartment on a lot not served by city sewer.

FILE NO:	AAP2013 0016	APPLICANT:	ISREAL GINN
TO:	Adjacent Property Owners	Property PCN:	8-B35-0-102-016-0
HEARING DATE:	OCTOBER 8, 2013	Owner(s):	ISREAL GINN
HEARING TIME:	7:00 PM	Size:	0.96 ACRES
PLACE:	ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801	Zoned:	D-1
		Site Address:	17730 POINT STEPHENS SPUR ROAD
		Accessed via:	POINT STEPHENS ROAD

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

Sarah Bronstein at sarah_bronstein@ci.juneau.ak.us or at 586-0466.

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

Date notice was printed: September 24, 2013

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number	Project Name (15 characters)	Case Number	Date Received
		APP20130016	8/22/13

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:

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

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

2586 Accessory Apartment

IS THIS A MODIFICATION OF AN EXISTING APPROVAL?

☒ NO ☐ YES - Case #

CURRENT USE OF LAND OR BUILDING(S):

Vacant

PROPOSED USE OF LAND OR BUILDING(S):

single family w/ accessory app.t

UTILITIES PROPOSED:

WATER: ☒ Public ☐ On Site

SEWER: ☐ Public ☒ On Site

SITE AND BUILDING SPECIFICS:

Total Area of Lot 41,818 square feet

Total Area of Existing Structure(s) square feet

Total Area of Proposed Structure(s) square feet

EXTERNAL LIGHTING:

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

PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:

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

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	\$ 350			
Admin. of Guarantee	\$			
Adjustment	\$			
Pub. Not. Sign Fee	\$ 50			
Pub. Not. Sign Deposit	\$ 100			
Total Fee	\$ 500	05592	08/22/13	8/22/13

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received:
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION

Project Description
Accessory Apartment

PROPERTY LOCATION

Street Address: 17730 Pt Stephen's Sp Rd City/Zip: Juneau, AK 99801

Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot):
USS 3268 LT 81

Assessor's Parcel Number(s):
8-BBS-0-102-D16-0

LANDOWNER/ LESSEE

Property Owner's Name: ISRAEL GTNN	Contact Person: ISRAEL GTNN	Work Phone: 907/796/8804
Mailing Address: 17730 Pt Stephen's Sp Rd.	Home Phone: 907/738/2382	Fax Number:
E-mail Address: iagin@yaho.com	Other Contact Phone Number(s):	

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 IL Aci 8-23-13
 Landowner/Lessee Signature Date

X 8-23-13
 Landowner/Lessee Signature Date

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: Sam	Contact Person:	Work Phone:
Mailing Address:	Home Phone:	Fax Number:
E-mail Address:	Other Contact Phone Number(s):	

X IL Aci 8-23-13
 Applicant's Signature Date of Application

STAFF APPROVALS

OFFICE USE ONLY BELOW THIS LINE

✓	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)			
X	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)		6/24/13	ADP13-016
	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:	Permit Intake Initials JKL
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AUG 12 2013

PERMIT CENTER/CDD

RECEIVED

AUG 23 2013

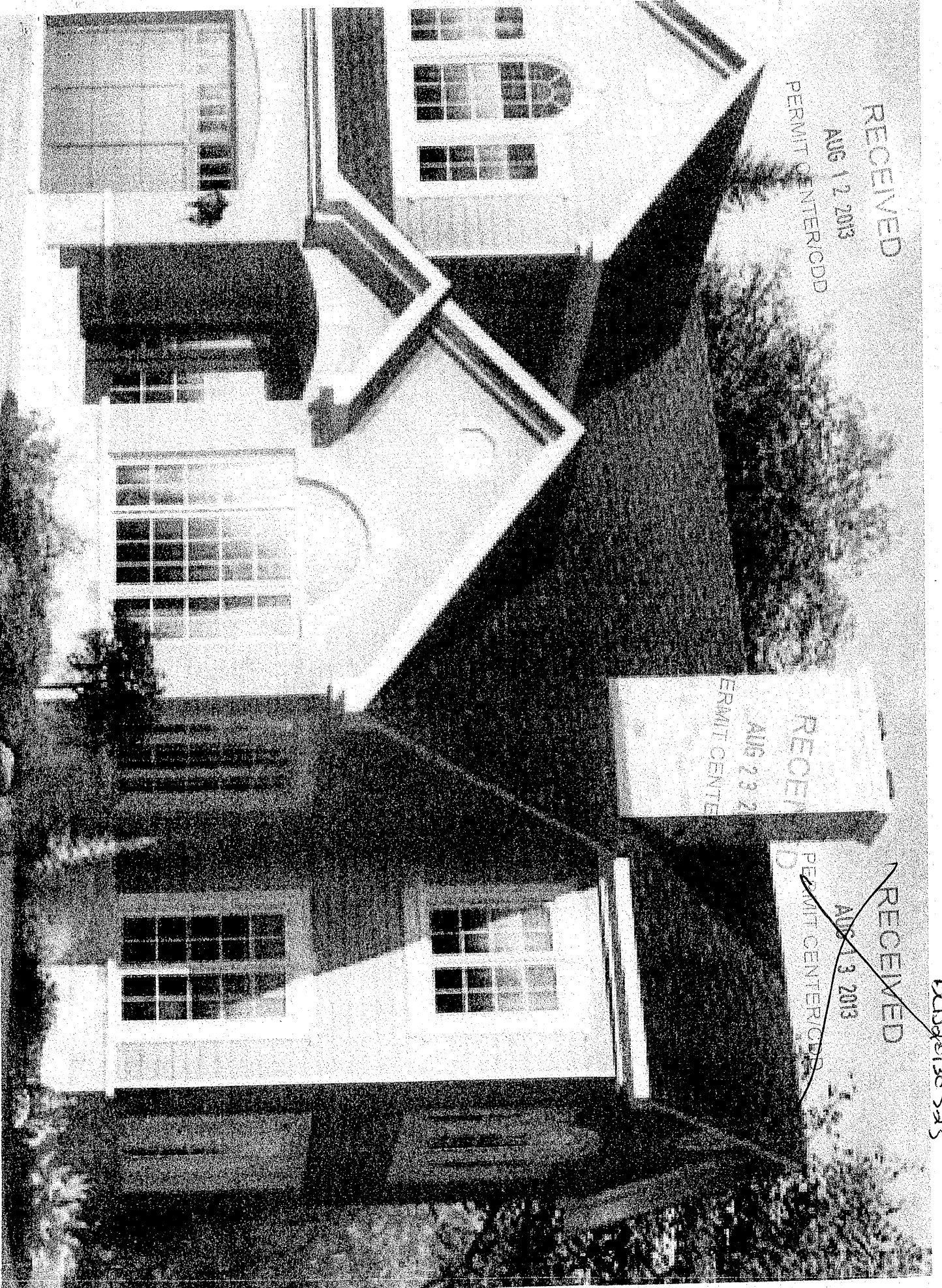
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LD20130523



Electric Hook up
wood stove

RECEIVED

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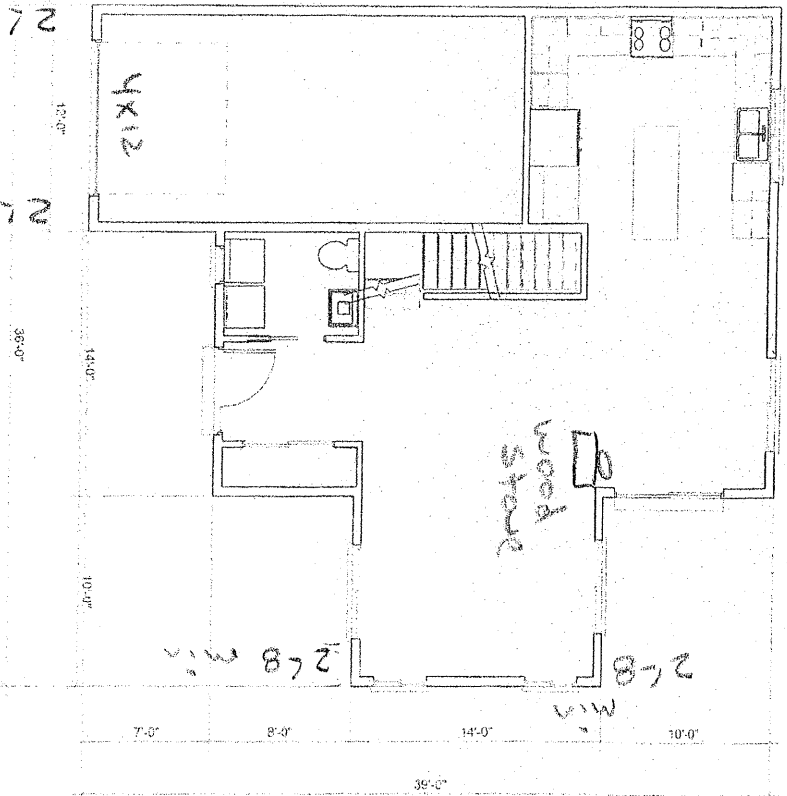
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4X10 HEADERS
V.N.O.

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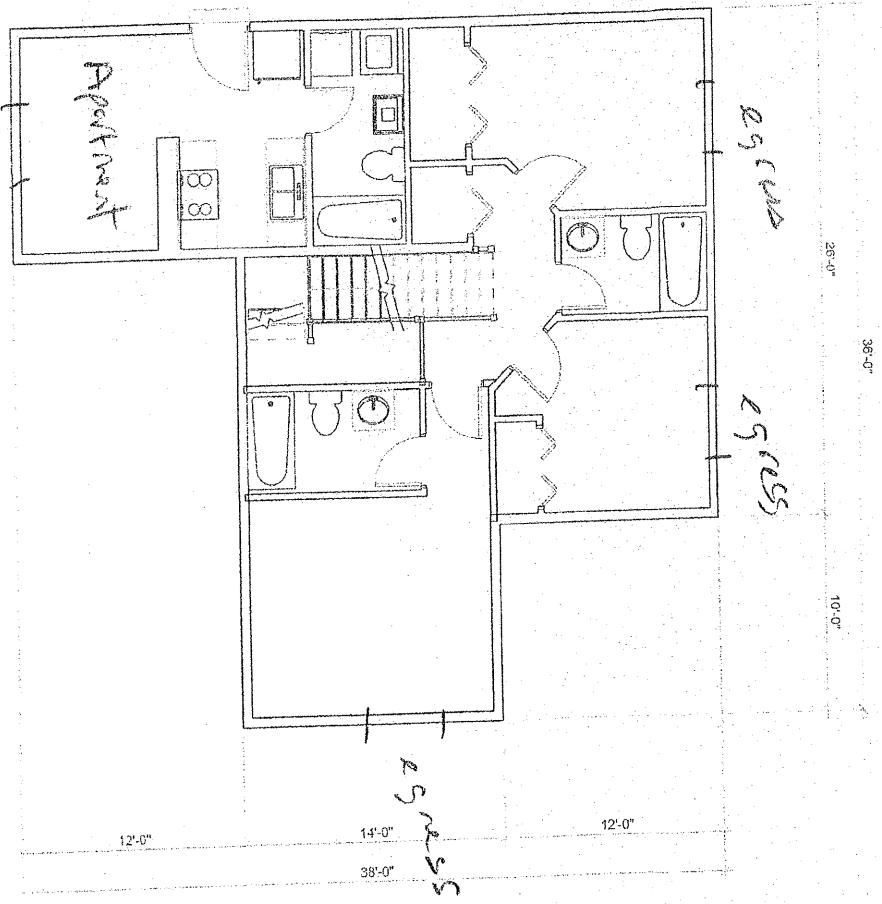
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ADD
3'
FOR
ROOF
EYE
BROW

GINN REVISED 1ST FLOOR PLAN

4x10 Header
J20



Access
2nd Floor

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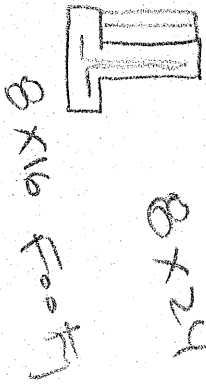
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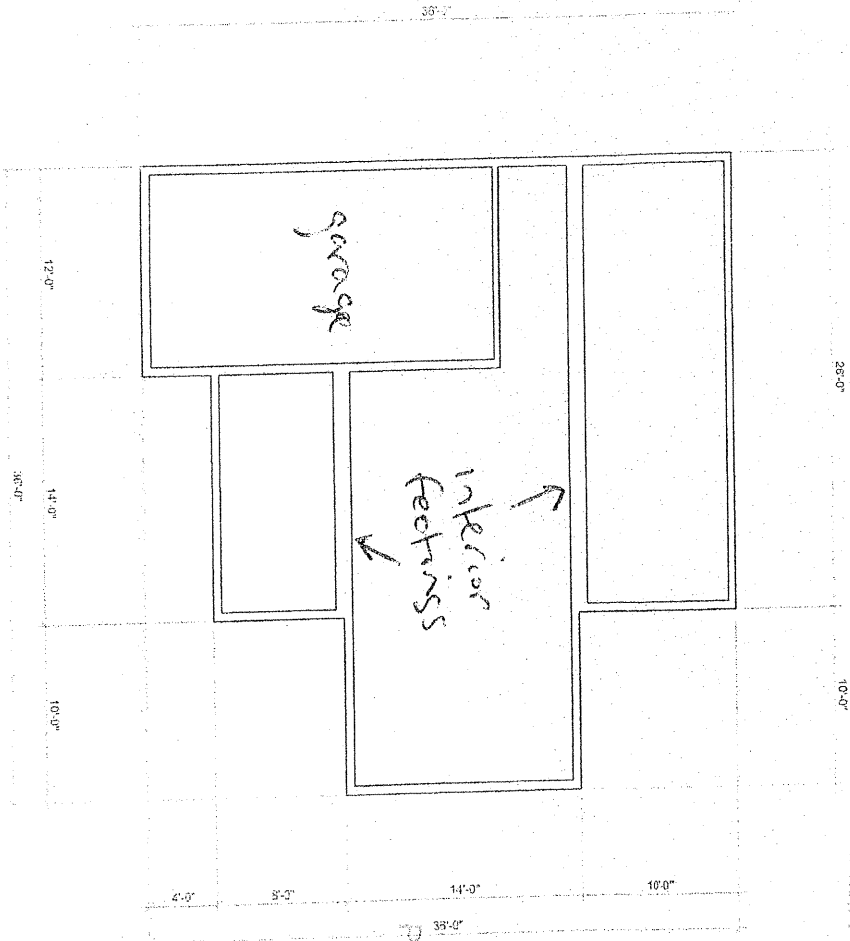
1/4" foam board

#14 rebar per CBS Handbook



8x24 wall

8x16 foot



Foundation Plan

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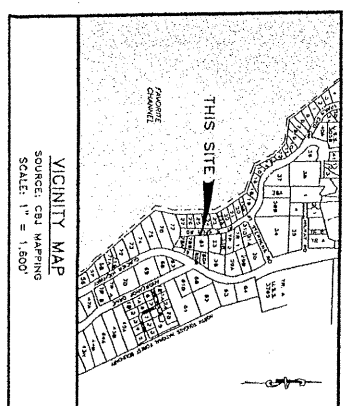
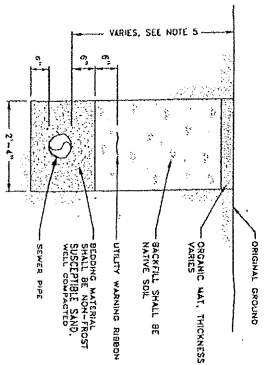
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THE UNIVERSITY OF CHICAGO

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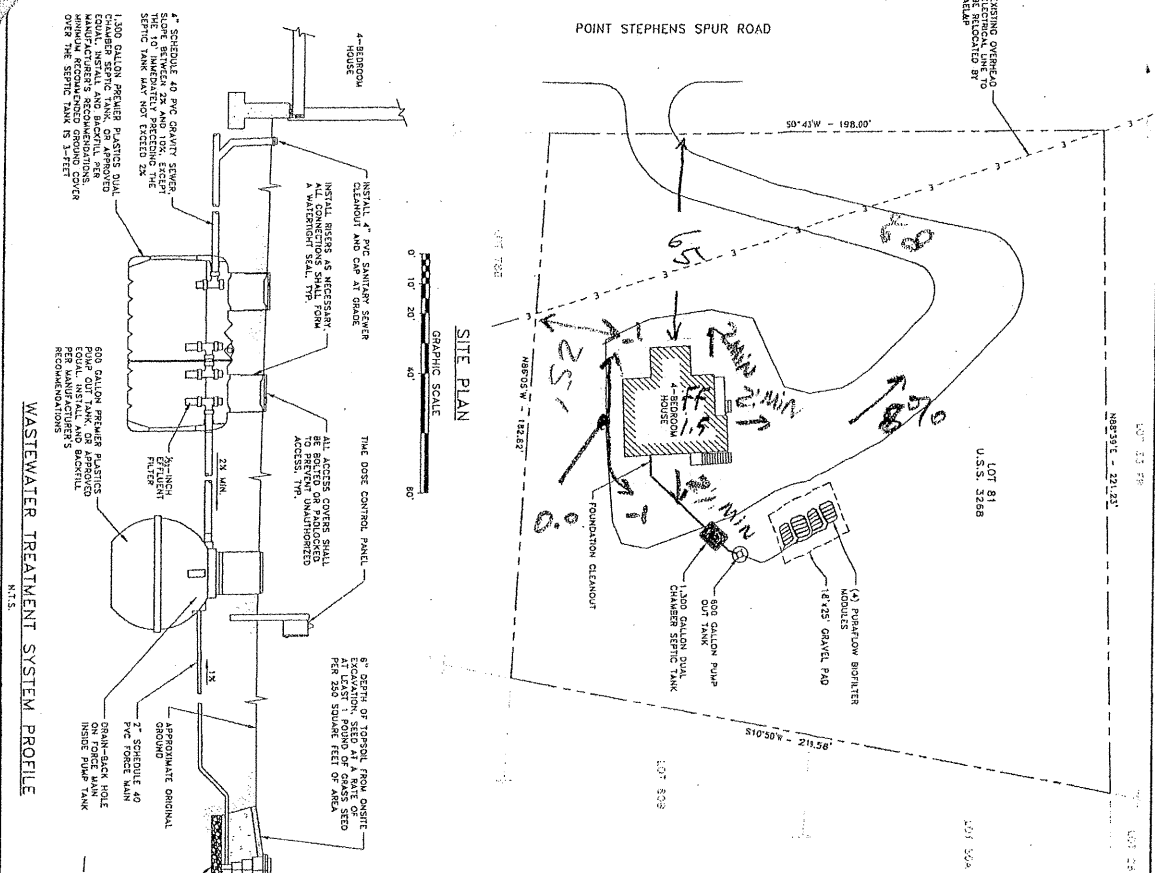
GENERAL NOTES

1. WASTEWATER TREATMENT SYSTEM SHOWN HAS A TREATMENT CAPACITY OF 800 GALLONS PER DAY.
2. HOUSE MUST BE CONNECTED TO THE CITY AND BOROUGH OF JUNEAU.
3. ALL WATER PIPES MUST BE INSTALLED AND RUN SHALL HAVE JOINTS. CEMENTED JOINTS SHALL BE USED FOR ALL JOINTS.
4. CLEANSERS SHALL BE INSTALLED AT THE END OF THE LINE AND THE CLEANSER CAP SHALL BE INSTALLED AT FINISHED GRADE.
5. PROPERTY CORNER AND PROPERTY LINES SHALL BE FIELD VERIFIED THROUGH THE USE OF THE CORNER CONCRETE MARKERS.
6. TREATMENT SYSTEM.
7. RESIDE SEWER LINES MUST HAVE SLOPE, DPTH IS LESS THAN "8".
8. INSURE UNPUMPABLE LINES FLOW SERVIC AND WASH TANKS, AERIALS WITH A MINIMUM 4" DEPTH OF COAGULATED 1" BASE FOR OTHER SUFFICIENT MATERIAL TO PROVIDE A STABLE BASE FOR THE TANKS.
9. INSPECT FOR PROPERLY INSTALLED AND PROPERLY CONNECTED SEWERS. THE SITE, EXAMPLES INCLUDE BUT NOT LIMITED TO:
 - 1. SLOPE
 - 2. DEPTH
 - 3. JOINTS
 - 4. MATERIAL
 - 5. INSTALLATION
 - 6. CONNECTIONS
 - 7. TANKS
 - 8. PIPES
 - 9. MANHOLES
 - 10. CLEANOUTS
 - 11. VENT PIPES
 - 12. AIR BRICKS
 - 13. GROUNDWATER
 - 14. SURFACE WATER
 - 15. ADJACENT PROPERTIES
 - 16. ADJACENT UTILITIES
 - 17. ADJACENT STRUCTURES
 - 18. ADJACENT LANDSCAPE
 - 19. ADJACENT FENCES
 - 20. ADJACENT DRIVEWAYS
 - 21. ADJACENT PATIOS
 - 22. ADJACENT PORCHES
 - 23. ADJACENT DECKS
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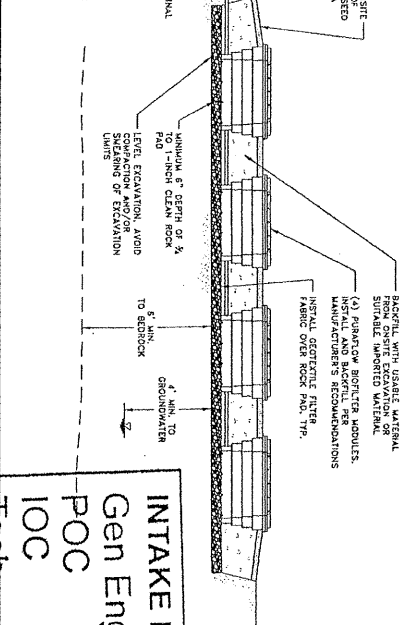
MINIMUM SEPARATION DISTANCES		
SEWER COMPONENT	PROPERTY LINE	DWELLING FOUNDATION
SEWING TANK	10'	10'
ABSORPTION FIELD	10'	10'

SEWER PIPE TRENCH DETAIL
NOT TO SCALE

NOT TO SCALE



WASTEWATER TREATMENT SYSTEM PROFILE



INTAKE REVIEW U.S. SURVEY 3268
Gen Eng 425
POC C/M CITY & BOROUGH OF JUNEAU
10C
SHEET, CHN. 99803
DATE, ALASKA 2013
RAW PROJ. No. 13137
RAW ENGINEERING, INC.
6205 CLADER HIGHWAY
JUNEAU, ALASKA 99801
SHEET 1 of 1

PRELIMINARY

STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT

ON-SITE DOMESTIC
WASTEWATER TREATMENT SYSTEM
FOR

ENGINEER:
R&M ENGINEERING, INC.
65205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801
R&M PROJ. No. 13157

CASCADE CAPITAL

412TAC
230 EAST F ST
TACOMA, WA 98421-
Phone: (253)-779-5077

QUOTE

TAC00617299

Account: ICI001 0001
Branch: 412TAC
Phone: (206)-937-5598
Fax: (206)-937-4988

BILL TO:
IMPAC COMPANY INC.
5059 S.W. ADMIRAL WAY
SEATTLE WA 98116

SHIP TO:
IMPAC COMPANY INC.
5059 S.W. ADMIRAL WAY
SEATTLE WA 98116

Page 1 of 2

PO:	REF:	JOB: Ginn Residence
EXP DELV DATE: 07/03/13	SALES: TMEYSENBURG	SHIP VIA:
ACTIVATION DATE: 07/02/13	AGENTS	FRT TERM:
CLOSE DATE: 08/02/13	TYPE: WHSE	QUOTED FOR: Jon D
	QUOTED BY: Gwatts	

QUANTITY	UOM	ITEM/DESCRIPTION	PRICE/UOM	AMOUNT
36	LFT	** LOWER FLOOR FRAMING GROUP ** JSTR20951S09 9.5" RFPI 2095 ENGINEERED JOIST 1/36		
570	LFT	JSTR20951S09 9.5" RFPI 2095 ENGINEERED JOIST 7/14 8/15 11/32		
6	PC	OSBRIMBR1G924 1.25X9.5X24 RIGID RIM OSB RIMBOARD		
		** GROUP TOTAL **		
596	LFT	** SECOND FLOOR FRAMING GROUP ** JSTR20111S11 11.875" RFPI 2011 ENGINEERED JOIST 3/11 15/12 7/14 11/15 5/24		
12	LFT	LVLRL20E1S11 1.75X11.875 2.0E RIGID LAM LVL 3/4		
8	PC	OSBRIMBR1G1124 1.25X11.88X24' RIGID RIM OSB RIMBOARD		
6	PC	USPTHF17112 THF17112 USP FACE MOUNT I-JOIST HANGERS		

RECEIVED
AUG 12 2013
PERMIT CENTER/ODD

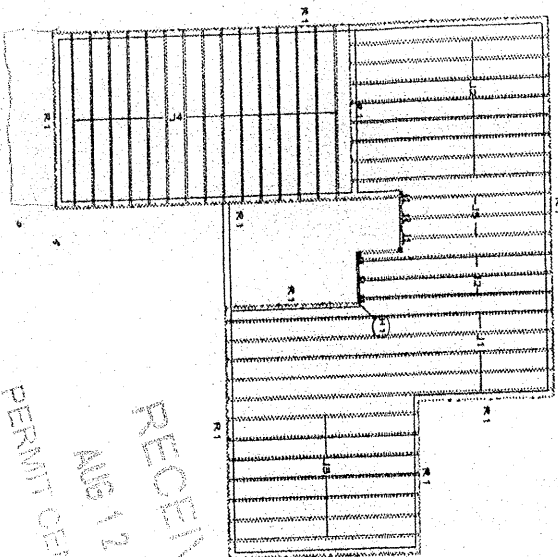
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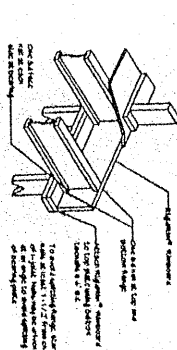
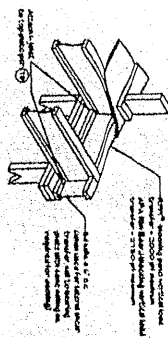
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- NOTES:**
1. Please see installation guide for installation details.
 2. All interior walls shown on plan are bearing.
 3. Inter for non-bearing walls are omitted for clarity.
 4. Any deviations from this design may possibly alter engineering specifications.

Material List						
Mark	Material	Width	Depth	Quantity	Cut Length	Total Length
Hangars	USP H-17112			6		
H1						
Joiners						
J1	95H 20	1 3/4	11 7/8	5	24	126
J2	95H 20	1 3/4	11 7/8	11	15	165
J3	95H 20	1 3/4	11 7/8	7	14	98
J4	95H 20	1 3/4	11 7/8	15	12	180
J5	95H 20	1 3/4	11 7/8	3	11	33
LVS						
B7	206 Rigol am	1 3/4	11 7/8	3	4	12
RM's						
R1	Rigolam Ceramic	1 9/14	11 7/8	8	24	182

CASCADE
CAPITAL

230 East F Street, Tacoma, WA. 98421
Ph: (206) 479-8077 Fax: (206) 779-4081

ROSEBURG

PRODUCT PLACEMENT DRAWINGS BY CASCADE CAPITAL
Structural and dimensional checks shall be made by the Architect or structural engineer to ensure the accuracy of product selection and capability. The purchaser is to check and approve all dimensions, quantities, loads and details carefully. No liability is assumed by the drafting service.

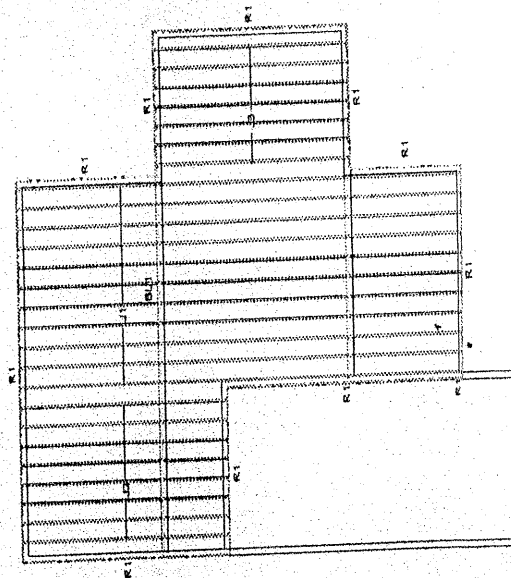
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This drawing document was created using information provided by others. It is the responsibility of others to insure the accuracy, content, structural capability of the materials and to obtain the

Key Points

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 11-11-2011 BY 60322
UCBAW/STP

RFP1 Joist Placement Diagram

Verify all Framing and Dimensions before ordering



PERMIT CENTER

DOMINO

09-08-2017

3000

Material List						
Mark	Material	Width	Depth	Quantity	Cut Length	Total Length
Blockings						
BL1	RPPI 20	1 3/4	9 1/2	1	35	35
Joints						
J1	RPPI 20	1 3/4	9 1/2	11	37	352
J2	RPPI 20	1 3/4	9 1/2	6	15	120
J3	RPPI 20	1 3/4	9 1/2	7	14	86
Sum's						
BL1	Blockform Seismic	1 1/4	9 1/2	6	24	144

Notes:

1. Please see installation guide for installation details.
2. All interior walls shown on plan are bearing.
3. Interior non-bearing walls are omitted for clarity
4. Any deviations from this design may possibly alter engineering specifications.

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250 East R Street, Tacoma, WA, 98401
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[illegible]

GINN RESIDENCE

FOR
MPAC

Revisión:

Date: _____

Date: _____

2

DOB: 02 Jan 1980

DRAWN 6/11/10

	Miles
100	100
90	90
80	80
70	70
60	60
50	50
40	40
30	30
20	20
10	10
0	0

100

501227. 9

Comp string
7/8 cpx

attic ventilator
per IRC

R-38
TRUSSES PER SPEC

6 mil V/B

2x6 framing TYP 16" O.C

1 1/8 TAB

5/8
T1-11
Siding
&
SOFFIT

I JOISTS PER
SPEC

8'0
ceiling

2x6 studs 16" O.C

R21

6 mil V/B

1/2 SR

1 1/8 TAB

Rim PER SPEC

I JOISTS PER
SPEC

CRAWLSPACE VENT PER
IRC

rebar per CB-3

8x
24

2 layers
2" FOAM

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PERMIT CENTER

2" FOAM

8x16

WALL SECTION
1" = 1'-0"

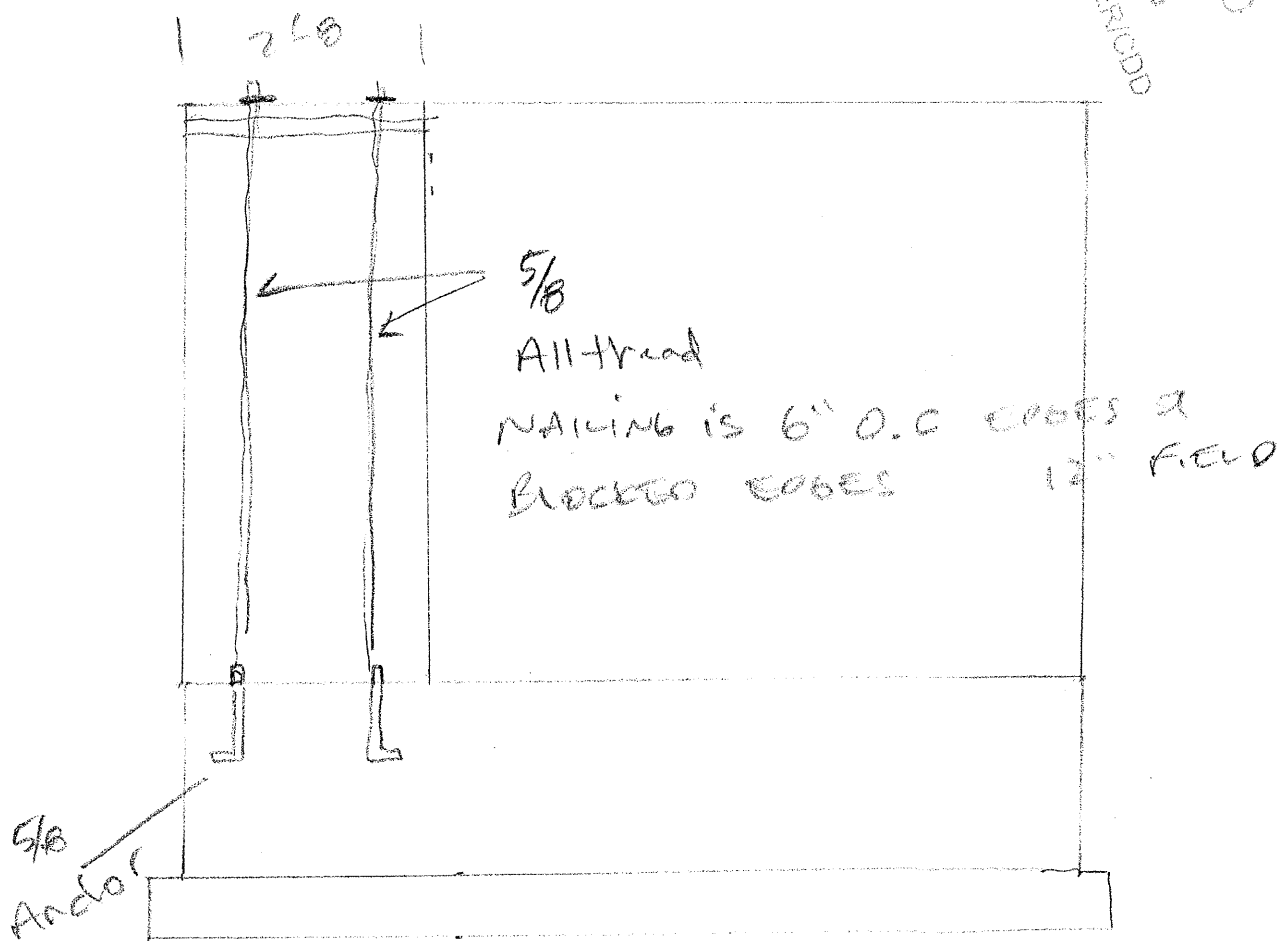
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2-8 Shear Wall Defl.

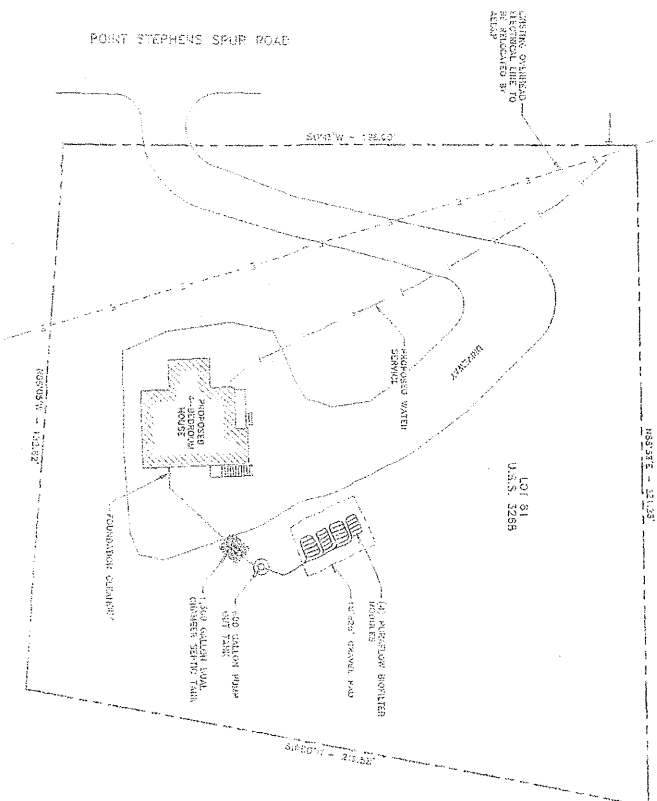
DO-100E END STUDS
TYPICAL

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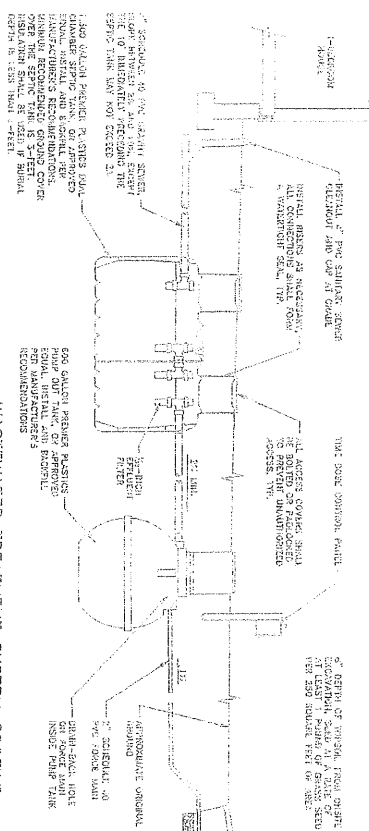


POINT STEPHENS SPUR ROAD



SITE PLAN

GRAPHIC SCALE
0' 10' 20' 30'

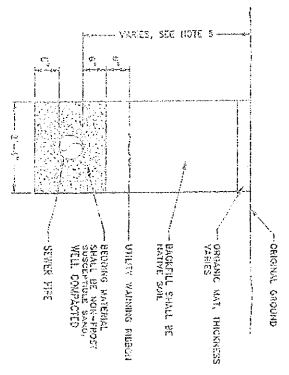


WASTEWATER TREATMENT SYSTEM PROFILE

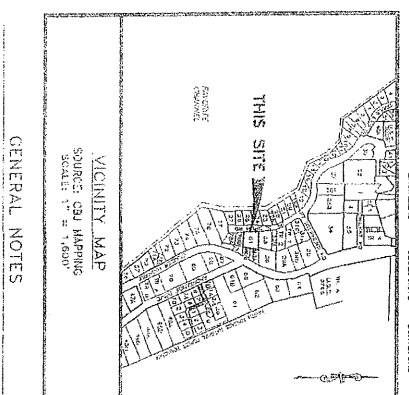
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SEWER PIPE TRENCH DETAIL

NOT TO SCALE



MINIMUM SEPARATION DISTANCES			
COMPONENT	SEWER PIPE	FOUNDATION	MINIMUM DISTANCE
SEWER TANK	10'	10'	10'
ABSORPTION	10'	10'	10'



GENERAL NOTES

1. WASTEWATER TREATMENT SYSTEM SHOWN HAS A TREATMENT CAPACITY OF 100 GALLONS PER DAY.
2. HOUSE SHALL BE CONNECTED TO THE CITY AND BOROUGH OF JUNEAU BY SEWER TRENCH SYSTEM.
3. ALL TRENCHES SHALL BE 18" DEEP AND 18" WIDE.
4. PROPERTY CORNERS AND PROPERTY LINES SHALL BE FIELD VERIFIED BY THE ENGINEER.
5. MINIMUM SEWER LINES SHALL BE 18" DEEP.
6. REMOVE UNDESIRABLE SOILS BELOW SEWER AND PUMP THEM TO THE SURFACE.
7. BOTTLE TEMPORARY FILLING AND SEWAGE CONTROL MEASURES LEAVING THE SITE, COMPACTS IN PLACE AND REPAIR AND/OR SHOWN MATERIALS.



CITY & BOROUGH OF JUNEAU
 U.S. SURVEY 3268
 LOT 81
 WASTEWATER TREATMENT SYSTEM
 FOR
 CHSIE DOMESTIC
 DATE: AUGUST 12, 2013
 SHEET 1 OF 1
 RAN PROJ. NO. 13193