

Application for Administrative Site Plan Review

Municipality of Anchorage
 Planning Department
 PO Box 196650
 Anchorage, AK 99519-6650

PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Central Lutheran Church		Name (last name first) Olsen, Stan	
Mailing Address 1420 Cordova St.		Mailing Address 6620 E. 11th Ave	
Anchorage, AK 99501		Anchorage, AK 99504	
Contact Phone – Day	Evening	Contact Phone – Day	Evening
907 2571622	n/a	9072313581	9072313581
E-mail centluth@gci.net		E-mail stan1olsen@yahoo.com	

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION			
Property Tax #(000-000-00-000): 022-166-05			
Site Street Address: 1420 Cordova St.			
Current legal description: (use additional sheet if necessary) Third Addition, Block 30, Lot3			
Zoning: R3	Acreeage: 141,980sf	Grid #: SW1431	Underlying plat #: 75-216

SITE PLAN APPROVAL REQUESTED	
Use: Amending site plane to include Transitional Living Facility	
<input type="radio"/> New SPR	<input checked="" type="radio"/> Amendment to approved site plan Original Case #: Defacto

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for an administrative site plan review in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the site plan.



9.5.24

Signature

Owner

Representative

(Representatives must provide written proof of authorization)

Date

Stan Olsen

Print Name

Accepted by: FM	Fee: \$1,130	Case Number: 2024-0108	Decision Date: admin. 11/08/2024
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COMPREHENSIVE PLAN INFORMATION		
Improvement Area (per AMC 21.08.050B.): <input type="radio"/> Class A <input type="radio"/> Class B		
Anchorage 2040 Land Use Designation(s):		
<input type="checkbox"/> Large Lot Residential	<input type="checkbox"/> Single and Two-family Residential	<input type="checkbox"/> Compact Mixed Residential – low
<input type="checkbox"/> Compact Mixed Residential–Medium	<input type="checkbox"/> Urban Residential – High	<input type="checkbox"/> Neighborhood Center
<input type="checkbox"/> Town Center	<input type="checkbox"/> Regional Commercial Center	<input type="checkbox"/> City Center
<input type="checkbox"/> Commercial Corridor	<input type="checkbox"/> Main Street Corridor	<input type="checkbox"/> Open Space
<input type="checkbox"/> Facilities and Institutions	<input type="checkbox"/> Industrial	
Anchorage 2040 Growth Supporting Features:		
<input type="checkbox"/> Transit-supportive Development	<input type="checkbox"/> Residential Mixed-use Development	
<input type="checkbox"/> Greenway-supported Development	<input type="checkbox"/> Traditional Neighborhood Development	
Chugiak-Eagle River Land Use Classification:		
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks
<input type="checkbox"/> Town Center	<input type="checkbox"/> Transportation facility	<input type="checkbox"/> Special study area
<input type="checkbox"/> Residential at _____ dwelling units per acre	<input type="checkbox"/> Community Facility	<input type="checkbox"/> Development reserve
Girdwood- Turnagain Arm Land Use Classification:		
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/open space
<input type="checkbox"/> Resort	<input type="checkbox"/> Transportation facility	<input type="checkbox"/> Special study area
<input type="checkbox"/> Commercial/Residential	<input type="checkbox"/> Commercial Recreation	<input type="checkbox"/> Public lands/institutions
<input type="checkbox"/> Residential at _____ dwelling units per acre	<input type="checkbox"/> Reserve	
Neighborhood, District or Other Area-Specific Plan: _____		

ENVIRONMENTAL INFORMATION <small>(All or portion of site affected)</small>					
Wetland Classification:	<input type="radio"/> None	<input type="radio"/> "C"	<input type="radio"/> "B"	<input type="radio"/> "A"	
Avalanche Zone:	<input type="radio"/> None	<input type="radio"/> Blue Zone	<input type="radio"/> Red Zone		
Floodplain:	<input type="radio"/> None	<input type="radio"/> 100 year	<input type="radio"/> 500 year		
Seismic Zone (Harding/Lawson):	<input type="radio"/> "1"	<input type="radio"/> "2"	<input type="radio"/> "3"	<input type="radio"/> "4"	<input type="radio"/> "5"

RECENT REGULATORY INFORMATION <small>(Events that have occurred in last 5 years for all or portion of site)</small>
<input type="checkbox"/> Rezoning - Case Number:
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):
<input type="checkbox"/> Conditional Use - Case Number(s):
<input type="checkbox"/> Zoning variance - Case Number(s):
<input type="checkbox"/> Land Use Enforcement Action for
<input type="checkbox"/> Building or Land Use Permit for
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> Municipality of Anchorage

SUBMITTAL REQUIREMENTS (Only one copy of applicable items is required for initial submittal)

1 copy required: Signed application (original)
 Watershed sign off form, completed
 8 1/2" by 11" copy of site plan/building plans submittal

4 copies required: Signed application (copies)
 Project narrative explaining:
 the project planning objectives
 addressing the site plan review criteria on page 3 of this application
 Site plan to scale depicting, with dimensions:
 building footprints parking areas vehicle circulation and driveways
 pedestrian facilities lighting grading
 landscaping loading facilities freestanding sign location(s)
 required open space drainage snow storage area or alternative
strategy
 trash receptacle location and screening detail fences
 significant natural features easements project location
 Building plans to scale depicting, with dimensions:
 building elevations floor plans exterior colors and textures
 Assembly Ordinance enacting zoning special limitations, if applicable

(Additional information may be required.)

SITE PLAN REVIEW STANDARDS (21.03.180)

The Planning Director may only approve a site plan if the director finds that **all** of the following standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

1. The site plan is consistent with any previously approved subdivision plat, planned development master plan, or any other precedent plan or land use approval;
2. The site plan complies with all applicable development and design standards set forth in this title, including but not limited to the provisions in chapter 21.04, *Zoning Districts*, chapter 21.05, *Use Regulations*, chapter 21.06, *Dimensional Standards and Measurements*, and chapter 21.07, *Development and Design Standards*;
3. The site plan addresses any significant adverse impacts that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the maximum extent feasible; and
4. The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.

Central Lutheran Church - ELCA

1420 Cordova Street
Anchorage, Alaska 99501

(907)277-1622 phone • (907)272-6235 fax • centluth@gci.net

"Coming and going...all we do is for the worship of God."

September 3, 2024

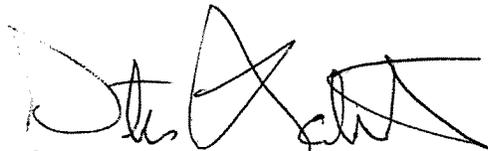
Planning Department

P.O. Box 196650

Anchorage, AK 99519-6650

Dear Planning and Zoning staff -

This letter affirms that Stan Olsen is authorized to act as the petitioner's representative for Central Lutheran Church and the In Our Backyard project.



Steve Lambert, Council President



Mark Galbraith, Interim Pastor

SITE PLAN REVIEW STANDARDS

1. Proposed use is Transitional Living Facility which is allowed in the R# District. It is consistent with plat and plans.
2. Allowed by the R3 district and will meet all applicable design standards.
- 3.

Community Input Surrounding In Our Backyard

- Met with West Fairview Neighborhood in May, 2023 to hear about concerns surrounding unhoused neighbors.
- Met with Central Lutheran Church Council multiple times between August 2023 to the present to hear and to address concerns.
- Presented at Fairview Community Council in February 2024.
- Updated Fairview Community Council in July 2024. Received a letter of support from the Council.

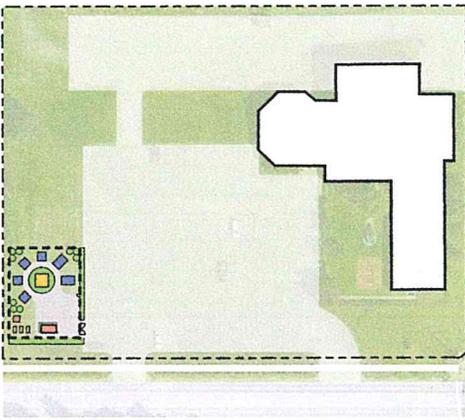
Mitigating Concerns surrounding the area of In Our Backyard

- The site will be fenced with locking gates
- Security cameras will be installed.
- On site manager will be present during the night, from 8:00 pm to 8:00 am
- Snow removal will be handled by a contracted maintenance company or volunteers.
- A trash receptacle will be inside the fenced perimeter.
- Trash will be picked up weekly.
- Solicit input from the neighborhood and Community Council.
- Good Neighbor Policy will be made available and shared with surrounding housed neighbors.
- Occupants will sign an Agreement Form that states, no overnight guests, no alcohol, marijuana, or illegal drugs on site. Occupants will also sign a Termination Policy.
- Occupants will be screened by a social service agency to meet the criteria laid out in the Occupancy Agreement Form.
- Occupants will be staying at In Our Backyard for approximately six - nine months.

Occupant Criteria:

- Age 50 and older, singles or couples (pets welcome)
 - Ability to live independent
 - No alcohol or marijuana use, or substance abuse, on site
 - Not on sex offender registry
 - Minimum monthly fee to be held in savings and returned to occupant when they enter permanent housing
 - Occupant Agreement
 - Willing to work with a case manager to find permanent housing.
4. Housing is a goal of the comprehensive plan. This Transitional Living Facility will provide Housing for 8 individuals

In Our BACKYARD

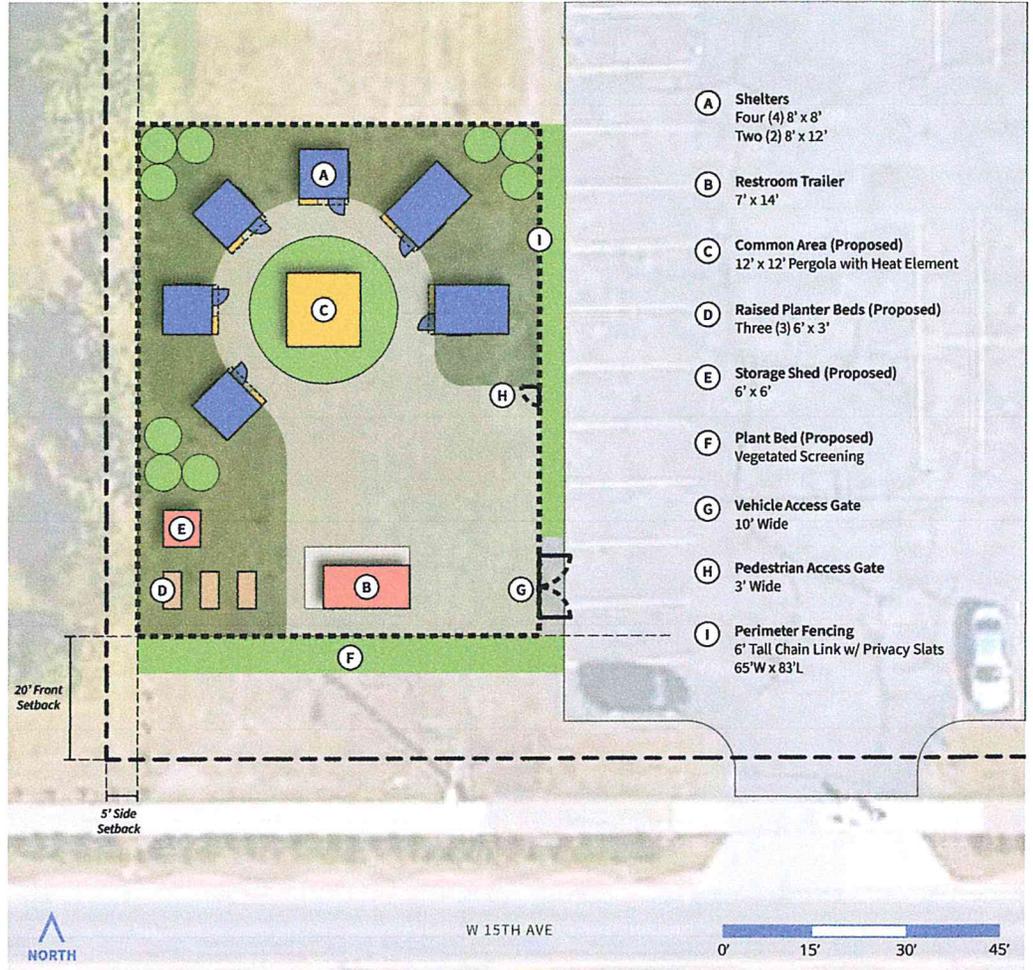


CONCEPTUAL LAYOUT

Central Lutheran Church
Anchorage, Alaska

- Property Line
- Required Setbacks
- Proposed Fence

DRAFT: July 7, 2024





PREMIER BUILDING SYSTEMS, LLC
 18504 Canyon Road East
 Puyallup, Wa 98375
 OFFICE (253) 846-6033

TRANSITIONAL TINY HOUSE (8x8 & 8x12 UNITS)

NOTE:
 FOR CALIFORNIA PROJECTS, YOUR
 CALIFORNIA INSIGNIAS ARE STAPLED
 TO THE RECESS OF THE SIP

GENERAL NOTES

- THESE SIP SHOP DRAWINGS ARE BASED ON THE INFORMATION FURNISHED TO PREMIER BUILDING SYSTEMS (PBS). PROPER INSTALLATION OF OUR PRODUCT SHOULD BE DONE BY A LICENSED CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, REGULATIONS, AND SAFETY MEASURES.
- PBS'S SIP SHOP DRAWINGS ARE FOR ILLUSTRATION PURPOSES AND SIP ASSEMBLY. AS SUCH, THESE SIP SHOP DRAWINGS ARE NOT TO BE CONSIDERED A REPLACEMENT FOR THE EXPERTISE OF AN ARCHITECT OR ENGINEER, NOR THEIR DRAWINGS. THESE SIP SHOP DRAWINGS EXCLUDE ANY DESIGN OF SITE, FOUNDATION, MECHANICAL, ELECTRICAL, OR PLUMBING. SIP SHOP DRAWINGS ARE TO BE USED IN CONJUNCTION WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS. IF ANYTHING IS NOT CLEAR OR THERE ARE QUESTIONS THEY SHOULD BE IMMEDIATELY DIRECTED TO THE ARCHITECT OR ENGINEER OF RECORD.
- PBS MAKES EVERY EFFORT TO SUPPLY COMPLETE SIP LAYOUT DRAWINGS FROM THE ORIGINAL ARCHITECTURAL AND / OR STRUCTURAL DRAWINGS PROVIDED TO US. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO CHECK AND VERIFY ALL DIMENSIONS, NOTES AND DETAILS ON THE SIP SHOP DRAWINGS FOR COMPATIBILITY WITH THE ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK. SIPS ARE FABRICATED PER THESE SIP SHOP DRAWINGS. ANY DISCREPANCIES OR MISSING ITEMS IN THESE SHOP DRAWINGS SHOULD BE NOTED.
- SHOULD ANY DISCREPANCIES OR OMISSIONS BE FOUND, THE CONTRACTOR OR OWNER MUST NOTIFY A PBS REPRESENTATIVE IN WRITING, AS SOON AS POSSIBLE SO THAT CORRECTIONS CAN BE MADE BEFORE SIP FABRICATION BEGINS. CONTRACTOR SHOULD LOOK THROUGH THE PLANS CAREFULLY TO ENSURE THAT ALL ASPECTS OF THE SIP PACKAGE CAN BE CONSTRUCTED THROUGH THEIR PREFERRED MEANS AND METHODS PRIOR TO SIGNING OFF ON THE SIP SHOP DRAWINGS.
- THE CONTRACTOR OR OWNER SHALL NOTIFY PBS IN WRITING OF ANY CHANGES TO THE SITE AND FIELD CONDITION WHICH MAY AFFECT THE SIP LAYOUT, PRIOR TO THE START OF SIP FABRICATION.
- IT IS THE CONTRACTOR'S OR OWNER'S RESPONSIBILITY TO PROVIDE A LEVEL AND SQUARE FOUNDATION TO ENSURE A GOOD FIT OF THE PBS SIPS. PREMIER BUILDING SYSTEMS DOES NOT ASSUME RESPONSIBILITY FOR ANY VARIANCES FROM THE FINAL SIGNED PANEL DRAWING AND SPECIFICATIONS OR ADJUSTMENTS REQUIRED RESULTING FROM THE CONDITIONS ENCOUNTERED ON THE JOB SITE.
- THE DETAILS ON THE DRAWINGS MAY NOT BE ALL INCLUSIVE. SIPS MUST BE INSTALLED PER THE PREMIER SIPS RESOURCE MANUAL. PLEASE REFER TO THE RESOURCE MANUAL DURING INSTALLATION.
- SOME DIMENSIONS CAN NOT BE VERIFIED UNTIL CONSTRUCTED. THEREFORE PBS TAKES NO RESPONSIBILITY FOR FIELD FABRICATION. SOME FIELD FABRICATED AREAS MAY HAVE BEEN HIGHLIGHTED ON THE SIP SHOP DRAWINGS BUT MAY NOT BE LIMITED TO ONLY THOSE AREAS.
- IT IS THE BUILDERS RESPONSIBILITY TO DETERMINE ALL MATERIALS NECESSARY FOR SIP INSTALLATION. THIS INCLUDES VERIFYING THAT THE MATERIALS PBS WILL BE PROVIDING PER THE CONTRACT OF SALE ARE ADEQUATE FOR THE PROJECT AND SOURCE ANY ADDITIONAL MATERIALS REQUIRED FOR SIP INSTALLATION THAT ARE NOT PROVIDED BY PBS. ALL DIMENSIONAL OR ENGINEERED LUMBER, STEEL, ETC. USED FOR ANY PURPOSE AND NOT NOTED ON THE SHOP DRAWINGS, SHALL BE SUPPLIED BY OTHERS. REQUIRED SUPPORT BEAMS, COLUMNS, DIMENSIONAL LUMBER AND HEADERS NOT NOTED ON THE SHOP DRAWINGS MUST BE DESIGNED AND SUPPLIED BY OTHERS.
- SIP WALL AND/OR ROOF LAYOUTS INCLUDE LOCATIONS OF FACTORY ELECTRICAL CHASES AS INDICATED IN THE LEGEND BELOW. ADDITIONAL "CUSTOM" ELECTRICAL CHASES MAY BE ADDED FOR A FEE. ALL FIELD CUTS, INCLUDING ELECTRICAL AND PLUMBING CHASES, MUST BE IN ACCORDANCE WITH THE PREMIER SIPS RESOURCE MANUAL, OR PRE-APPROVED BY PBS.
- OWNER IS RESPONSIBLE FOR VERIFYING ALL SIP SHOP DRAWING DIMENSIONS TO ENSURE COMPLIANCE WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS. OWNER MUST "RED-LINE" DIMENSIONS ON SIP SHOP DRAWINGS WHICH NEED TO BE REVISED. IF APPLICABLE, INDICATE WHICH END OF THE DIMENSION WILL BE RELOCATING. UNCHECKED DIMENSIONS MAY RESULT IN THE NEED FOR FIELD FABRICATION.
- PBS ACCEPTS NO RESPONSIBILITY FOR CONSTRUCTION, ARCHITECTURE, OR ENGINEERING.
- EXECUTION OF WORK FOR THE SIP PACKAGE MAY REQUIRE COORDINATION WITH OTHER TRADES (I.E. ELECTRICIAN, HVAC, WINDOW/DOOR MANUFACTURER, ETC...). THIS COORDINATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL ELEVATIONS DRAWN ARE VIEWED FROM THE **EXTERIOR** UNLESS OTHERWISE NOTED.
- WHEN BUILT PROPERLY A SIP BUILDING PROVIDES A TIGHT ENVELOPE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE SIP STRUCTURE IS PROPERLY VENTILATED TO ENSURE PROPER AIR QUALITY AND HUMIDITY LEVELS.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT ALL SPLINES ARE PROPERLY SEALED INTO THE SIP RECESSES AND COMPLETELY SEALED WITH PREMIER SEALANT PER PREMIER SIPS DETAILS. VOIDS BETWEEN SPLINE JOINTS ARE NOT ACCEPTABLE IN A PROPER SIP INSTALLATION. ONLY USE EXPANDING SPRAY FOAM WHERE INDICATED WITHIN THE PREMIER SIPS DETAILS, INCLUDING BUT NOT LIMITED TO, PENETRATIONS, LIFTING HOLES, ELECTRICAL BOXES, TOP OF SIP WALL/ROOF CONNECTIONS, ETC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE PROPER WEATHER BARRIER (I.E. BUILDING WRAPS, FLASHING, ROOF UNDERLAYMENT, ETC...) TO DRY IN THE BUILDING ENVELOPE.
- YOU MAY EXPERIENCE DIMENSIONAL VARIANCES FROM THE CONSTRUCTION DRAWINGS AS SIPS ARE ASSEMBLED HAVING GAPS AT SIP JOINTS AND ADDITIONAL MISCELLANEOUS CONSTRUCTION VARIABLES SUCH AS FABRICATION TOLERANCES, LUMBER POST THICKNESS VARIANCES, ETC. MINOR FIELD CUTTING THE SIPS TO CONFORM WITH THE APPROVED DESIGN MAY BE REQUIRED TO ENSURE THAT THE TOTAL WALL OR ROOF ASSEMBLY IS PER THE CONSTRUCTION DRAWINGS. PBS WILL ADD GAPS AS INDICATED ON SIP LAYOUTS BETWEEN PANEL JOINTS IN THE SHOP DRAWINGS (TYPICALLY 1/8" GAP).
- CONSULT YOUR PBS SALES REPRESENTATIVE OR PROJECT MANAGER IF FIELD MODIFICATIONS TO THE SIPS IS REQUIRED DUE TO DEVIATION FROM THE APPROVED SIP SHOP DRAWINGS FOR ANY REASON.

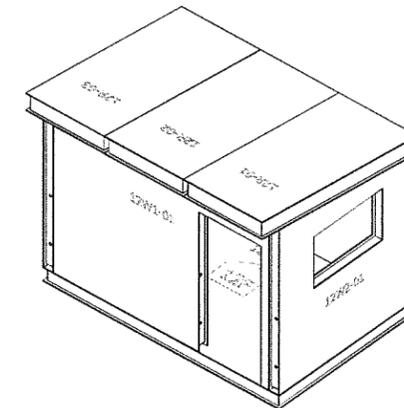
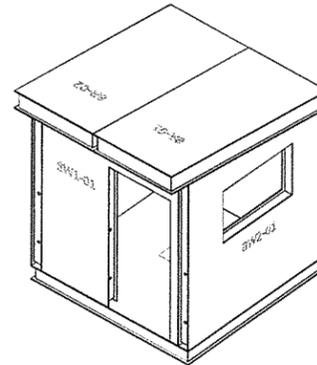
CUSTOMER CHECK LIST

TWO ROUNDS OF REVISIONS/EDITS ARE INCLUDED IN THE INITIAL PBS-PRODUCTION SERVICES PORTION OF THE PBS ESTIMATE. ADDITIONAL REVISIONS MAY INCUR ADDITIONAL FEES.

WHEN YOU HAVE FINISHED VERIFYING THE SIP SHOP DRAWINGS AND HAVE MADE ANY CHANGES/CORRECTIONS, COPY THOSE CHANGES TO THE SIP SHOP DRAWINGS AND SEND BACK TO PBS FOR REVISIONS.

THIS CHECKLIST IS BEING PROVIDED FOR THE EXPRESS PURPOSE OF ASSISTING OUR CUSTOMERS IN THE REVIEW OF THESE SIP SHOP DRAWINGS AGAINST THE PLAN SET CURRENTLY ON FILE AND FOR ACCURACY AND COMPLETENESS. THIS HELPS ENSURE THE QUALITY OF THE PRODUCT AND EASE OF CONSTRUCTION IN THE FIELD. PLEASE FEEL FREE TO CONTACT YOUR PBS PROJECT MANAGER WITH ANY QUESTIONS OR CONCERNS THAT MAY ARISE DURING THE REVIEW PROCESS.

- INITIAL**
- _____ CONFIRM WINDOW ROUGH OPENING LOCATIONS & DIMENSIONS
 - _____ CONFIRM DOOR ROUGH OPENING LOCATIONS & DIMENSIONS
 - _____ CONFIRM WALL PLATE HEIGHT DIMENSIONS
 - _____ CONFIRM ROOF PITCHES
 - _____ CONFIRM ROOF OVERHANG DIMENSIONS
 - _____ CONFIRM BEAM SIZES AND LOCATIONS
 - _____ CONFIRM DESIGN VALUE CRITERIA (THIS PAGE)
 - _____ CONFIRM OVERALL WALL DIMENSIONS INCLUDING STEPS IN FOUNDATION IF APPLICABLE
 - _____ CONFIRM FLOOR THICKNESS AND DIMENSIONS
 - _____ CONFIRM SIP FLOOR PANELS HAVE SOLID BLOCKING AT POINT LOADS
 - _____ DENOTE ANY CUSTOM ELECTRICAL CHASE LOCATIONS WITH DIMENSIONS
 - _____ SIGN THE SIGNATURE BLOCK IN LOWER RIGHT CORNER OF THIS SHEET



ANY AND ALL DISCREPANCIES RELATED TO SIPS ON SITE ARE THE RESPONSIBILITY OF OWNER UNLESS THERE IS A DIFFERENCE BETWEEN FABRICATED SIPS AND SIGNED SIP SHOP DRAWINGS. PBS HOLDS FIRST RIGHT OF DECISION TO REPLACE, REPAIR OR PAY FOR REPAIR OF ALL PRODUCTS IN DISCREPANCY WITH FINAL SIP SHOP DRAWINGS.

SIP DELIVERY

WE DO OUR BEST TO SHIP SIPS SEQUENCED PER CLIENT REQUEST. HOWEVER, WE MUST ALSO MAKE BEST USE OF THE AVAILABLE SPACE ON EACH SHIPMENT, AND ENSURE THAT THE LOAD IS SAFE FOR TRANSPORTATION. BEAR IN MIND THAT ALL SIPS HAVE MARKINGS WHICH MAKE FOR A SMOOTH IDENTIFICATION PROCESS. IF YOU DESIRE A SPECIAL LOADING PLAN, THAT REQUEST, AND LAYOUT, MUST BE MADE CONCURRENT WITH THE RETURN OF THE SIGNED SIP SHOP DRAWINGS AND MAY BE SUBJECT TO AN ADDITIONAL FEE DUE TO IMPACT ON YIELD, AND THE TOTAL NUMBER OF SHIPMENTS REQUIRED. SIPS ARE FABRICATED AT 4' & 8' WIDTHS AND UP TO 24' LENGTHS. 6' FORKS ARE REQUIRED FOR 8' WIDE SIPS (REFER TO THE CONTRACT OF SALE FOR MORE INFORMATION OR ASK PBS FOR A DELIVERY INFORMATION SHEET).

ENGINEERING DATA

WIND SPEED: XX MPH EXP: XX
 SEISMIC: XY ELEVATION: XY

FLOOR LOAD		ROOF LOAD	
LIVE LOAD: <u>XX</u> PSF	DEAD LOAD: <u>XX</u> PSF	LIVE LOAD: <u>XX</u> PSF	DEAD LOAD: <u>XX</u> PSF
TOTAL LOAD: <u>XX</u> PSF		TOTAL LOAD: <u>XX</u> PSF	

LEGEND/ABBREVIATIONS

SIP WALL NUMBER:
 ARROW INDICATES PANEL
 WALL LAYOUT VIEW DIRECTION

WINDOW IN SIP WALL:

6'-10" x 2'-8" x 6"
 HEADER HEIGHT:
 HEIGHT OF R.O. FROM
 TOP OF SUB-FLOOR

WINDOW R.O.
 (ROUGH OPENING):
 WIDTH x HEIGHT

SIP NUMBERING:

F1-03 FLOOR #1 - SIP 3
 W3-12 WALL #3 - SIP 12*
 R4-07 ROOF #4 - SIP 7

*NOTE:
 2ND AND 3RD LEVEL WALLS MAY BE
 LABELED AS "B" OR "C" RESPECTIVELY:
 W54-01 WALL #4 2ND LEVEL - PANEL 1

A.B. - ANCHOR BOLTS
 EXT. - EXTERIOR
 HBO - HEADER BY OTHERS
 IHDR - INSULATED HEADER
 2-PLY 1-PLY
 INT. - INTERIOR
 O.C. - ON CENTER
 GPS - GRAPHITE INFUSED EPS FOAM
 R.O. - ROUGH OPENING- NOT UNIT SIZE
 SIM. - SIMILAR
 S.F.B.O. - STICK FRAME BY OTHERS
 TYP. - TYPICAL
 U.N.O. - UNLESS NOTED OTHERWISE
 ZB - ZINC BORATE TREATED OSB
 LP - LONG POINT: TOP SKIN
 LONGER THAN BOTTOM SKIN
 SP - SHORT POINT: TOP SKIN
 SHORTER THAN BOTTOM SKIN

SIP CROSS SECTION
 STICK FRAME BY OTHERS
 FIELD CUT
 STRAP / HOLD DOWN

ELECTRICAL CHASES

PBS PANEL IDENTIFICATION
 A=7/16" OSB B=3/4" OSB C=5/8" OSB
 D=SPECIAL SKIN
 EXAMPLE: A 3.50 C
 7/16" OSB TOP SKIN
 5/8" OSB BOTTOM SKIN
 3 1/2" EPS

THIS PROJECT UTILIZES THE FOLLOWING SIP TYPES

6 PREMIER SIPS WALL TYPE
 EPS A5.50A ZB

8 PREMIER SIPS FLOOR TYPE
 EPS A7.25A ZB

10 PREMIER SIPS ROOF TYPE
 EPS A9.25A ZB

LIST OF DRAWINGS

SHEET- 001 COVER SHEET
 SHEET- 002 INSTALLATION GUIDE
 SHEET- 101 SIP LAYOUTS 8x8 UNIT
 SHEET- 102 SIP LAYOUTS 8x12 UNIT
 SHEET- 601 DETAILS
 SHEET- 602 DETAILS

**SIGN HERE
 PLEASE**

AS A SUPPLIER OF MATERIALS ONLY, PBS ACCEPTS NO RESPONSIBILITY FOR ERRORS IN DESIGN, ENGINEERING, OR DIMENSIONS. OWNER/AGENT (ARCHITECT, CONTRACTOR, AND/OR INSTALLER) SHALL VERIFY ALL DIMENSIONS AND SIZES, AND BY SIGNING THESE PLANS, THE OWNER TAKES FULL RESPONSIBILITY FOR THEIR ACCURACY. I UNDERSTAND THAT THIS STRUCTURE IS TO BE ASSEMBLED IN ACCORDANCE WITH THE PREMIER SIPS RESOURCE MANUAL.

PURCHASER COMPANY NAME
 Purchaser Name

CUSTOMER'S SIGNATURE DATE

- REVISE & RESUBMIT
- APPROVED WITH REVISIONS AS NOTED IN RED
- APPROVED AS DRAWN



PREMIER BUILDING SYSTEMS, LLC
 18504 Canyon Road East
 Puyallup, Wa 98375
 OFFICE (253) 846-6033

DRAWN BY: RMK
 DATE: 07/15/2024

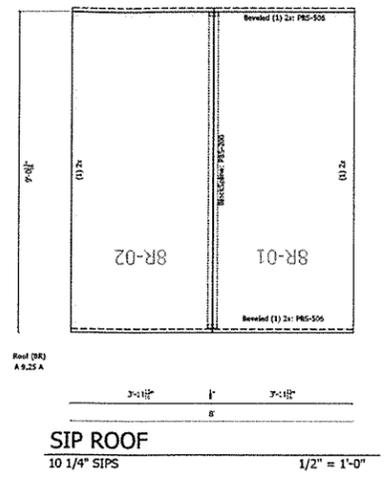
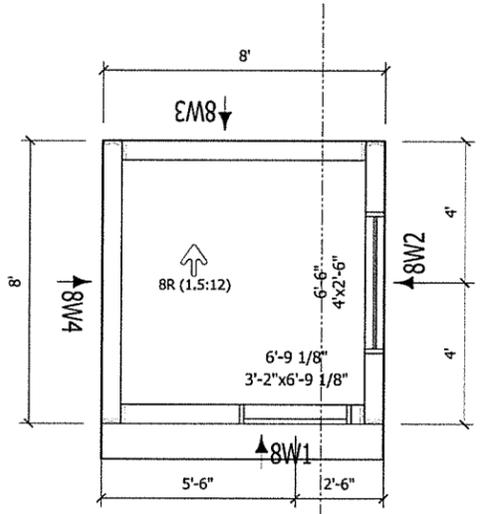
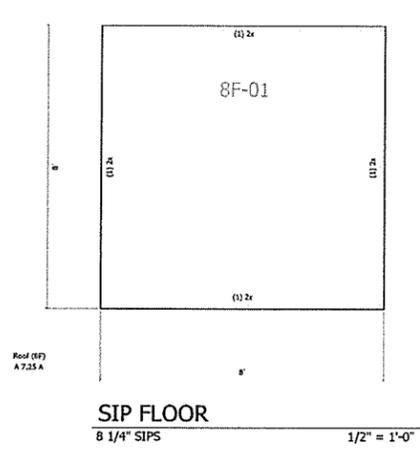
REVISIONS		
#	DATE	CHANGES
1		
2		
3		
4		
5		

COVER SHEET

**TRANSITIONAL TINY HOUSE
 8x8 AND 8x12 UNITS
 ANCHORAGE, AK**

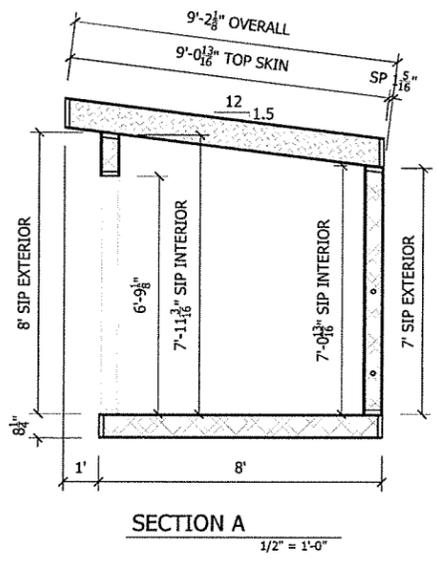
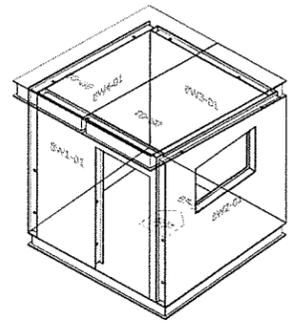
PBS PROJECT NO:
 20240506-0008

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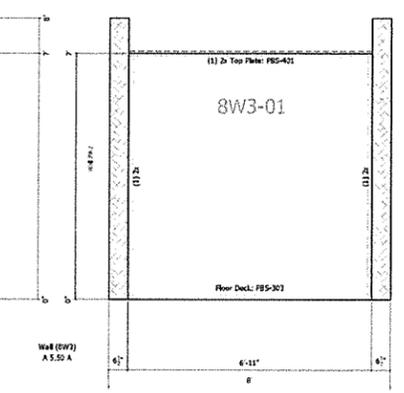
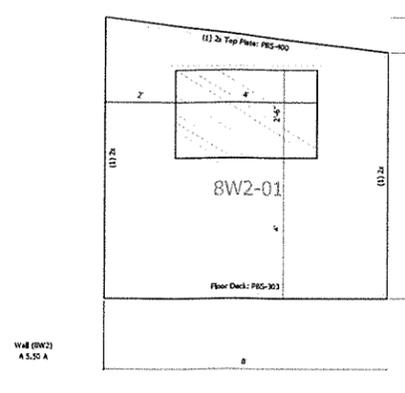
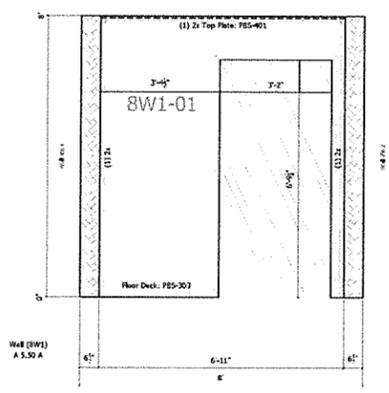
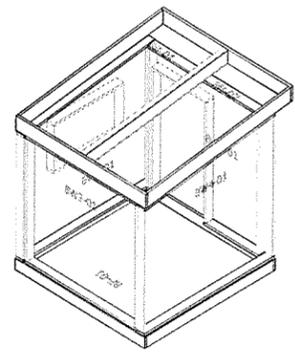
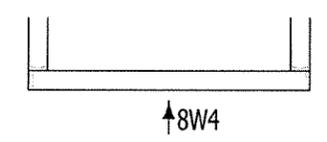
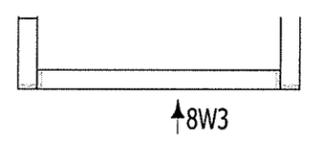
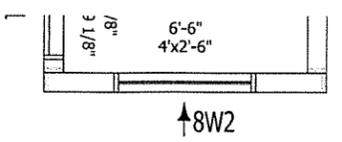
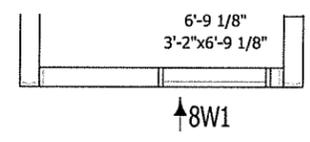


- NOTES:
1. ALL ENGINEERING PROVIDED BY OTHERS.
 2. A 1/8" GAP FIGURED BETWEEN WINDOW / DOOR ROUGH OPENING AND THE PANEL NEXT TO THE OPENING.
 3. ALL OVERHANG DIMENSIONS ARE TO TOP SKIN OF SIP ROOF PANEL. U.N.O.
 4. ROUGH OR SMOOTH OSB DOES NOT DENOTE TOP OR BOTTOM OF SIP. REFER TO PANEL LAYOUTS FOR PANEL ORIENTATION.
 5. ALL IN-PLANE, PANEL-TO-PANEL JOINTS PBS-200 U.N.O.
 6. INSULATED HEADERS (IHDR-2 PLY OR IHDR-1 PLY) ARE CUT TO 1' INCREMENTS ROUNDED UP FROM THE REQUIRED ROUGH OPENING. (IF YOU'RE ABOUT TO CUT OFF MORE THAN 1' OF INSULATED HEADER THEN YOU'RE CUTTING THE WRONG ONE).
 7. I-JOISTS ARE CUT TO 2' INCREMENTS ROUNDED UP FROM THE REQUIRED SPAN. (IF YOU'RE ABOUT TO CUT OFF MORE THAN 2' OF I-JOISTS THEN YOU'RE CUTTING THE WRONG ONE).
 8. STANDARD DETAILS PROVIDED FOR TYPICAL INSTALLATION METHODS. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR JOB SPECIFIC CONNECTION DETAILS, WHICH TAKE PRECEDENT OVER PBS TYPICAL DETAILS.
 9. BEAM POCKETS TO BE FIELD CUT FOR PROPER ELEVATION AND SIZE.
 10. FACTORY INSTALLED LUMBER (IF REQUESTED BY CUSTOMER) WILL BE HIGHLIGHTED IN RED IN THE SIP PANEL LAYOUTS.
 11. STANDARD WALL ELECTRICAL CHASES INCLUDED BY DEFAULT. HORIZONTAL CHASES ARE 14" AND 42" ABOVE BOTTOM OF PANEL AND VERTICALLY APPROXIMATELY 4'-0" O.C DEPENDING ON PANEL WIDTHS.

ALL WALLS ARE TYPE 'S6' PER DETAIL PBS-100S UNLESS NOTED OTHERWISE.
 ALL ROOFS ARE TYPE 'D1' PER DETAIL PBS-100D UNLESS NOTED OTHERWISE.



MAIN LEVEL SIP WALL PLAN
 6 1/2" SIPs 1/2" = 1'-0"



SIP WALL LAYOUTS
 6 1/2" SIPs 1/2" = 1'-0"



PREMIER BUILDING SYSTEMS, LLC
 18504 Canyon Road East
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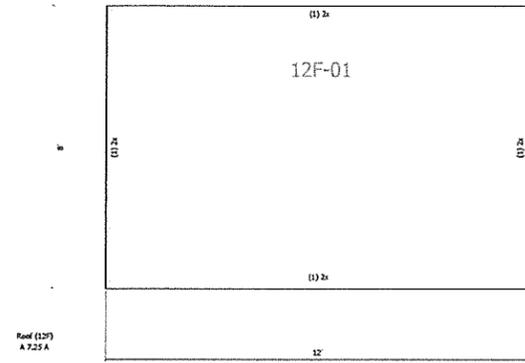
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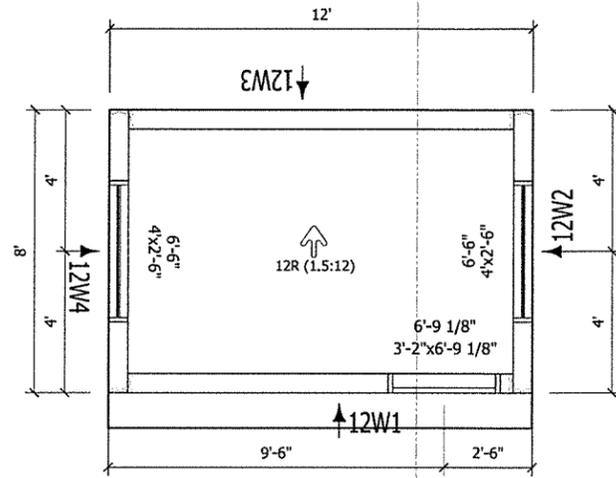
SIP WALL PLAN

TRANSITIONAL TINY HOUSE
 8x8 AND 8x12 UNITS
 ANCHORAGE, AK

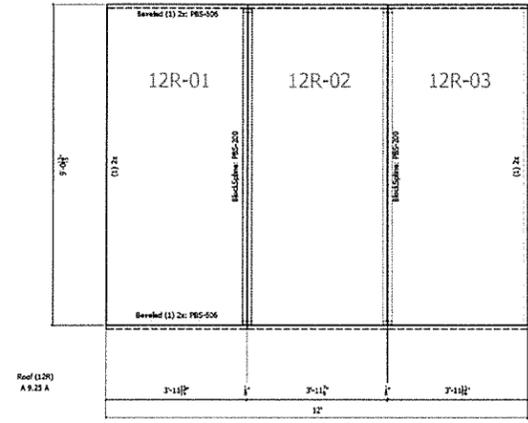
PROJECT NO:
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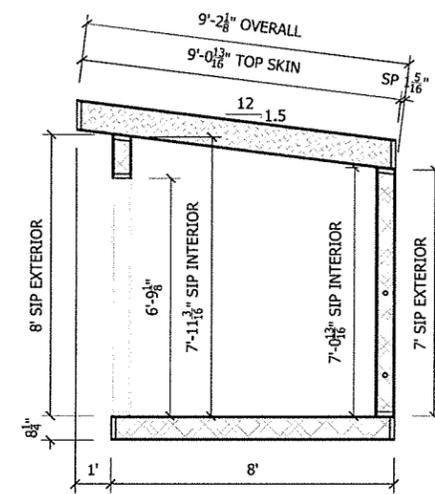
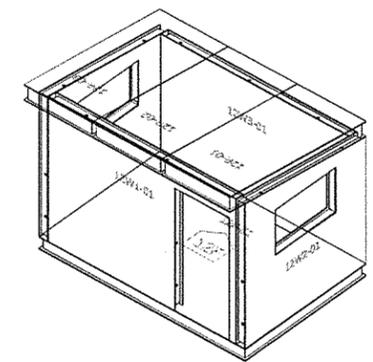
SIP FLOOR
8 1/4" SIPS 1/2" = 1'-0"



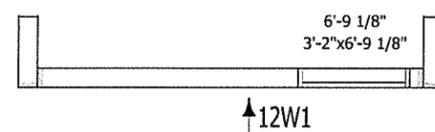
MAIN LEVEL SIP WALL PLAN
6 1/2" SIPS 1/2" = 1'-0"



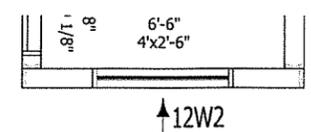
SIP ROOF
10 1/4" SIPS 1/2" = 1'-0"



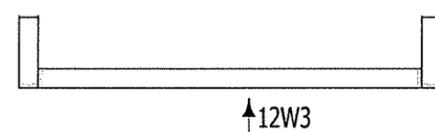
SECTION A
1/2" = 1'-0"



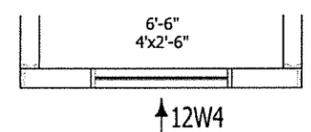
↑12W1



↑12W2



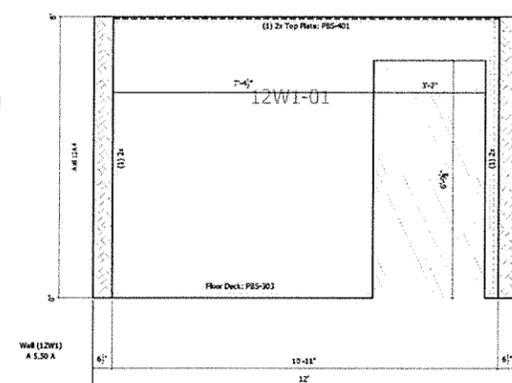
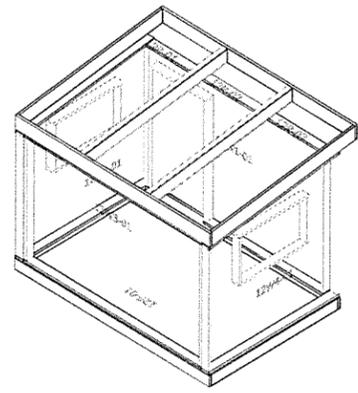
↑12W3



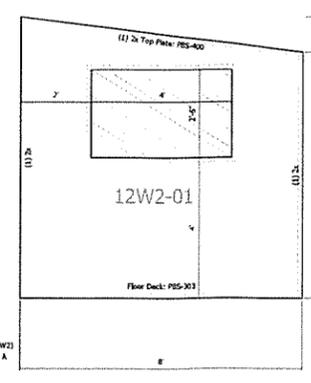
↑12W4

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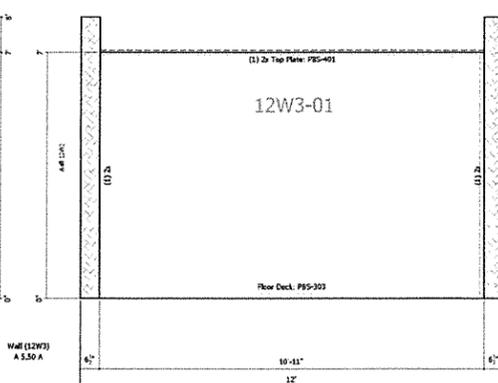
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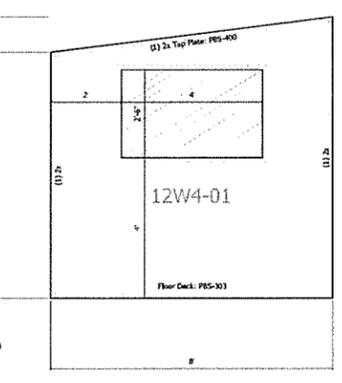
Wall (12W1) A.5.30 A



Wall (12W2) A.5.30 A



Wall (12W3) A.5.30 A



Wall (12W4) A.5.30 A

SIP WALL LAYOUTS
6 1/2" SIPS 1/2" = 1'-0"



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DRAWN BY: RMK
DATE: 07/15/2024

REVISIONS

NO.	DATE	ISSUES	TYPE

SIP WALL PLAN

TRANSITIONAL TINY HOUSE
8x8 AND 8x12 UNITS
ANCHORAGE, AK

PREL PROJECT NO:
20240506-0008

ALLOWED JOINT LOCATIONS FOR SHEAR WALLS

Shear Wall Type	Max. Height	Max. Length	Max. Spacing	Max. No. of Joints	Max. No. of Joints per Story
(S1)	15'	120'	12'	1	1
(S2)	15'	120'	12'	1	1
(S3)	15'	120'	12'	1	1
(S4)	15'	120'	12'	1	1

FIGURE 1-1: SHEAR WALL JOINT LOCATIONS

FIGURE 1-2: SHEAR WALL JOINT LOCATIONS

FIGURE 1-3: SHEAR WALL JOINT LOCATIONS

FIGURE 1-4: SHEAR WALL JOINT LOCATIONS

PBS-100S
SIP SHEAR WALL ASSEMBLIES SDC A, B, AND C

ALLOWED JOINT LOCATIONS FOR SHEAR WALLS

Shear Wall Type	Max. Height	Max. Length	Max. Spacing	Max. No. of Joints	Max. No. of Joints per Story
(S5)	15'	120'	12'	1	1
(S6)	15'	120'	12'	1	1
(S7)	15'	120'	12'	1	1
(S8)	15'	120'	12'	1	1

FIGURE 1-5: SHEAR WALL JOINT LOCATIONS

FIGURE 1-6: SHEAR WALL JOINT LOCATIONS

FIGURE 1-7: SHEAR WALL JOINT LOCATIONS

FIGURE 1-8: SHEAR WALL JOINT LOCATIONS

PBS-100S
SIP SHEAR WALL ASSEMBLIES IN SDC A THROUGH F

IN-PLANE SHEAR FOR DIAPHRAGMS

Diaphragm Type	Max. Height	Max. Length	Max. Spacing	Max. No. of Joints	Max. No. of Joints per Story
(D1)	15'	120'	12'	1	1
(D2)	15'	120'	12'	1	1
(D3)	15'	120'	12'	1	1
(D4)	15'	120'	12'	1	1

FIGURE 2-1: DIAPHRAGM JOINT LOCATIONS

FIGURE 2-2: DIAPHRAGM JOINT LOCATIONS

FIGURE 2-3: DIAPHRAGM JOINT LOCATIONS

FIGURE 2-4: DIAPHRAGM JOINT LOCATIONS

PBS-100D
SIP SHEAR WALL ASSEMBLIES IN-PLANE SHEAR FOR DIAPHRAGMS

SIP BEST PRACTICES EXAMPLES

PBS-101A
SIP BEST PRACTICES EXAMPLES

SIP BEST PRACTICES NOTES

1. WALLS WITH APPROXIMATELY EQUAL PROTECTIVE COVERS AND APPROXIMATELY EQUAL PROTECTIVE COVERS SHOULD BE CONSIDERED AS EQUAL PROTECTIVE COVERS.
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PBS-101B
SIP BEST PRACTICES NOTES

SIP ROOF ASSEMBLY BEST PRACTICES

1. REFER TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ADDITIONAL INFORMATION.
2. REFER TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ADDITIONAL INFORMATION.
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PBS-101C
SIP BEST PRACTICES ROOF DETAILING

SIP THICKNESS AND R-VALUE

Thickness	R-Value	Notes
4" SIP	R-10	4" SIP IS REQUIRED FOR ALL WALLS AND ROOFS.
6" SIP	R-15	6" SIP IS REQUIRED FOR ALL WALLS AND ROOFS.
8" SIP	R-20	8" SIP IS REQUIRED FOR ALL WALLS AND ROOFS.
10" SIP	R-25	10" SIP IS REQUIRED FOR ALL WALLS AND ROOFS.
12" SIP	R-30	12" SIP IS REQUIRED FOR ALL WALLS AND ROOFS.
14" SIP	R-35	14" SIP IS REQUIRED FOR ALL WALLS AND ROOFS.
16" SIP	R-40	16" SIP IS REQUIRED FOR ALL WALLS AND ROOFS.
18" SIP	R-45	18" SIP IS REQUIRED FOR ALL WALLS AND ROOFS.
20" SIP	R-50	20" SIP IS REQUIRED FOR ALL WALLS AND ROOFS.
22" SIP	R-55	22" SIP IS REQUIRED FOR ALL WALLS AND ROOFS.
24" SIP	R-60	24" SIP IS REQUIRED FOR ALL WALLS AND ROOFS.
26" SIP	R-65	26" SIP IS REQUIRED FOR ALL WALLS AND ROOFS.
28" SIP	R-70	28" SIP IS REQUIRED FOR ALL WALLS AND ROOFS.
30" SIP	R-75	30" SIP IS REQUIRED FOR ALL WALLS AND ROOFS.
32" SIP	R-80	32" SIP IS REQUIRED FOR ALL WALLS AND ROOFS.
34" SIP	R-85	34" SIP IS REQUIRED FOR ALL WALLS AND ROOFS.
36" SIP	R-90	36" SIP IS REQUIRED FOR ALL WALLS AND ROOFS.
38" SIP	R-95	38" SIP IS REQUIRED FOR ALL WALLS AND ROOFS.
40" SIP	R-100	40" SIP IS REQUIRED FOR ALL WALLS AND ROOFS.

PBS-102
SIP THICKNESS AND R-VALUE

SIP SEALANT APPLICATION WALLS

PBS-103
SIP SEALANT APPLICATION WALLS

SIP SEALANT APPLICATION ROOF

PBS-104
SIP SEALANT APPLICATION ROOF

SIP TAPE APPLICATION NOTES

1. REFER TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ADDITIONAL INFORMATION.
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PBS-105
SIP TAPE APPLICATION NOTES

SIP TAPE APPLICATION INTERIOR

PBS-105A
SIP TAPE APPLICATION INTERIOR

WALL ELECTRICAL CHASES CORNER ROUTED THROUGH FLOOR

PBS-106A
WALL ELECTRICAL CHASES CORNER ROUTED THROUGH FLOOR

WALL ELECTRICAL CHASES CORNER ROUTED THROUGH EXTERIOR

PBS-106B
WALL ELECTRICAL CHASES CORNER ROUTED THROUGH EXTERIOR

ELECTRICAL BOXES

PBS-108
ELECTRICAL BOXES

SIP WALL INTERIOR DETAILS

PBS-110
SIP WALL INTERIOR DETAILS

SIP ROOF PENETRATIONS

PBS-114
SIP ROOF PENETRATIONS

TYPE 5 (BOX/BLOCK) SPLINE

PBS-200
TYPE 5 (BOX/BLOCK) SPLINE

BOTTOM PLATE

PBS-303
BOTTOM PLATE

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PREMIER OSIPS

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TRANSITIONAL TINY HOUSE
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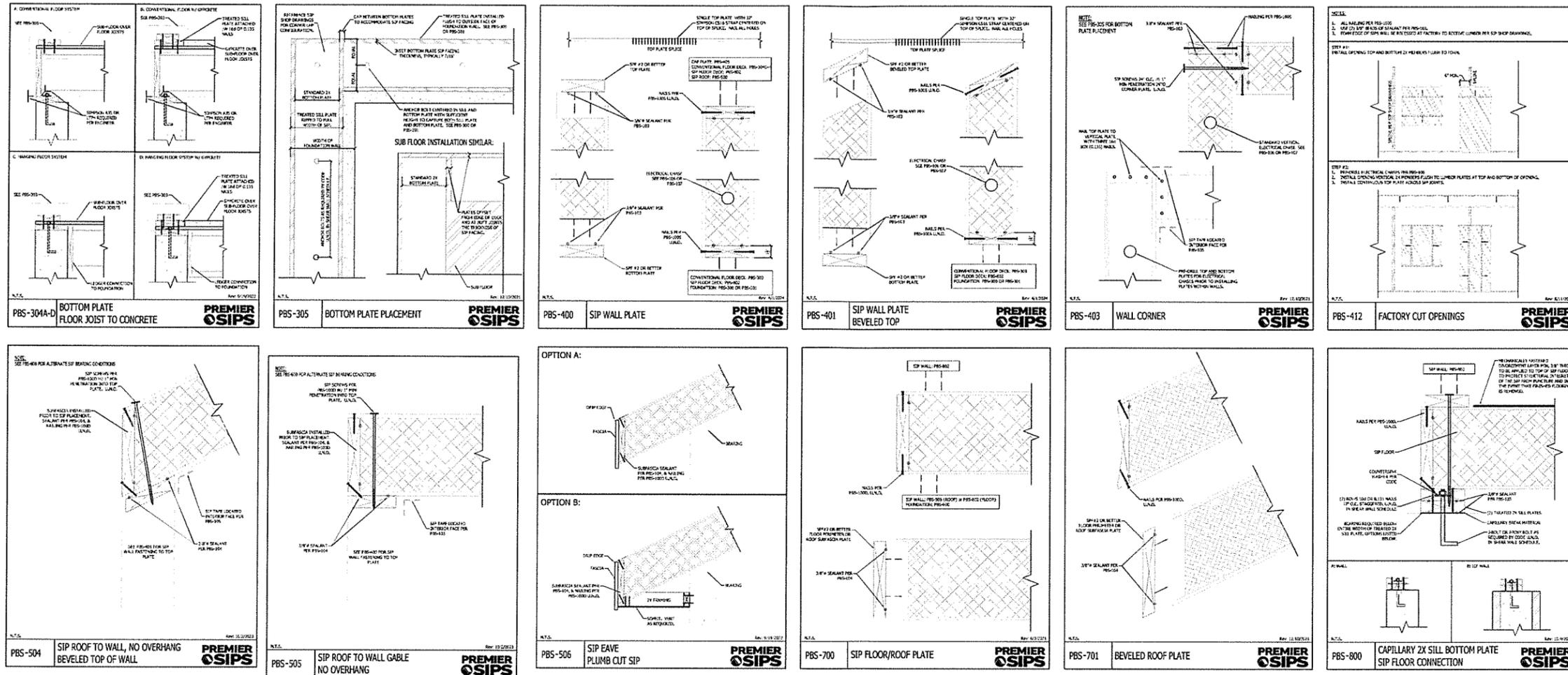
DATE: 07/15/2024

REVISIONS

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PBS PROJECT NO:
20240506-0008

601



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DRAWN BY: RMK
DATE: 07/15/2024

REVISIONS		
#	DATE	DESCRIPTION
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DETAILS

TRANSITIONAL TINY HOUSE
8x8 AND 8x12 UNITS
ANCHORAGE, AK

PBS PROJECT NO:
20240506-0008

602