



115 RAMSDELL STREET • FIRCREST, WASHINGTON 98466-6999 • (253) 564-8901 • FAX (253) 566-0762

**FIRCREST PLANNING/BUILDING DEPARTMENT
STAFF REPORT
CASE # 21-09 Conditional Use Permit**

APPLICANT: Lavina Bodhaine
1334 Coral Drive
Fircrest WA 98466

OWNER: Suzanne and Roger Petersohn
1334 Coral Drive
Fircrest WA 98466

PROPOSAL: Conditional Use Permit to construct a new detached accessory dwelling unit.

LOCATION: 1334 Coral Drive

PARCEL ID: Assessor Parcel Numbers 6680320272 & 6680320260

PARCEL SIZE: 21,184 square feet

ZONING CLASSIFICATION: Residential-4 (R-4)

PLAN DESIGNATION: Low Density Residential (LDR)

ADJACENT ZONING: North, East, South, and West: Residential-4 (R-4)

ENVIRONMENTAL DETERMINATION: Not Applicable -- Project is exempt from environmental review pursuant to WAC 197-11-800(2)(e) and (6)(e).

PROPOSAL SUMMARY: The applicant has applied to construct an 800 square foot detached accessory dwelling unit. Proposed site plan, elevations, and floor plan are provided in Exhibit 2.

REVIEW PROCESS: Conditional Use Permits are subject to review under FMC 22.68.002, which is reiterated, below:

The hearing examiner may approve, approve with conditions, modify, and approve with conditions, or deny, a conditional use permit. The hearing examiner shall grant a conditional use permit when it has determined that the criteria listed in FMC 22.68.003 are met by the proposal. The hearing examiner may impose specific conditions upon the use, including an increase in the standards of this title, which will enable the hearing examiner to make the required findings in FMC 22.68.003. These conditions may include, but are not limited to, restrictions in hours of operations; restrictions on locations of structures and uses; structural restrictions which address safety, noise, light and glare, vibration, odor, views, aesthetics, and other impacts; and increased buffering requirements, including open space, berms, fencing and landscaping.

CRITERIA FOR CONDITIONAL USE PERMIT APPROVAL: FMC 22.68.003 provides the approval criteria, below, that must be met by the proposal for the hearing examiner to grant approval.

Before any conditional use permit may be granted, the hearing examiner shall adopt written findings showing that the following criteria are met by the proposal:

- (a) The proposed use will not be detrimental to the public health, safety, and welfare; injurious to property or improvements in the vicinity; or adversely affect the established character of the surrounding vicinity.*
- (b) The proposed use will meet or exceed all applicable development, design and performance standards and guidelines required for the specific use, location, or zoning classification.*
- (c) The proposed use will be consistent and compatible with the goals, objectives, and policies of the comprehensive plan.*
- (d) All conditions necessary to lessen any impacts of the proposed use are measurable and can be monitored and enforced.*

ANALYSIS: An analysis of the requested conditional use permit is provided below. Included in this analysis are the approval criteria that must be met for the application to be approved and the arguments presented by the applicant in favor of an affirmative finding for each criterion.

Criterion (a): The proposed use will not be detrimental to the public health, safety, and welfare; injurious to property or improvements in the vicinity; or adversely affect the established character of the surrounding vicinity.

Staff Finding: The proposal consists of adding a detached additional dwelling unit to the rear yard of this parcel. This small-scale residential use is conditionally allowed in the Low-Density Residential land use designation and the R-4 zoning classification and would fit the established character of the surrounding vicinity. The City has not received any public comment suggesting the project would be detrimental to public health, safety, and welfare. Due to the steep slopes located immediately south of the proposed structure, the Fircrest Public Works Director and Building Inspector/Plans Examiner will request the applicant submit soil reports for approval at the time of plan

review for construction permits. Once complete, the project should not be injurious towards the surrounding properties.

Criterion (b): The proposed use will meet or exceed all applicable development, design and performance standards and guidelines required for the specific use, location, or zoning classification.

Staff Finding: The proposed use will meet or comply with all applicable building, performance, and design guidelines, as well as the applicable standards and criteria listed in FMC 22.58.012 Accessory Dwelling Units. *(Note: some of the criteria specified in this section apply only to attached ADUs and are not reiterated and assessed below.):*

FMC 22.58.012(c) Standards and Criteria. A detached ADU shall meet the following standards and criteria.

1. *The design and size of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.*

Finding: The FMC will require the applicant to obtain construction permits, construct the improvements per code, and obtain inspections that confirm all applicable codes are met for a living space, prior to occupancy.

3. *Only one ADU may be created per principal unit.*

Finding: There are no other ADUs on the property.

4. *The property owner, which shall include title holders and contract purchasers, must occupy either the principal unit or the ADU as their permanent residence, but not both, and at no time receive rent for the owner-occupied unit.*

Finding: The property owner will occupy the principal unit and sign and record an affidavit confirming agreement with this requirement.

6. *A detached ADU shall comply with accessory building size limits and related standards listed in FMC [22.58.003](#).*

Finding: The proposed detached ADU would be 800 square feet, which matches the size limit for detached accessory buildings, and thus detached ADUs, allowed under FMC 22.58.003.

7. *The detached ADU uses the same design vocabulary as the principal unit to the extent feasible.*

Finding: The proposed ADU would employ a similar roofline with similar shingles and pitch to that of the principal unit. Paint colors, porch columns and windows would be similar or complementary. The ADU would be largely hidden from view of the street due to its location and existing evergreen vegetation.

9. *No additional off-street parking is required for an ADU unless the director determines that insufficient on-street parking will exist to satisfy parking demand in the neighborhood once the ADU has been occupied. Any additional off-street parking provided in conjunction with the ADU shall, to the extent possible, be located to the side or rear of the principal unit to minimize visual impacts on the streetscape. Off-street parking shall be designed to reduce impacts on adjoining properties through the installation of vegetative screening and/or fencing. The parking surface shall be constructed of a permeable surface such as interlocking paving blocks (cement or plastic) or other porous pavement which minimizes impervious surface and provides a superior appearance when compared with asphalt or concrete paving. For additional off-street parking standards, see Chapter [22.60](#) FMC.*

Finding: Sufficient off-street parking is available within a large existing driveway serving the principal dwelling. Additional on-street parking is available on Coral Drive. Staff does not recommend requiring any additional off-street parking.

11. *An ADU shall be connected to the utilities of the principal unit and may not have separate water, sewer, and electrical services.*

Finding: The ADU's Fircrest-provided utilities will connect to the principal unit.

12. *The total number of occupants in both the principal unit and ADU combined may not exceed the maximum number established by the definition of "family" in FMC 22.98.267.*

Finding: The total occupants are not expected to exceed the City's definition of family.

13. *A registration form or other forms required by the director shall be filed as a deed restriction with the Pierce County auditor to indicate the presence of the ADU, the requirement of owner-occupancy, and other standards for maintaining the unit as described above.*

Finding: A concomitant agreement signed by the owner shall be filed as a deed restriction with the Pierce County auditor prior to the issuance of the Certificate of Occupancy.

Criterion (c): The proposed use will be consistent and compatible with the goals, objectives, and policies of the comprehensive plan.

Staff Finding: The proposed use is supported by the following Housing Element and Land Use Element goals and policies of the Fircrest Comprehensive Plan:

GOAL H1

Preserve and enhance existing residential neighborhoods.

Policy H1.1

Effectively implement zoning regulations, including design standards and guidelines, to help support the stability of established residential neighborhoods.

GOAL H2

Achieve a mix of housing types to meet the needs of diverse households at various income levels.

Policy H2.1

Support and encourage innovative and creative responses, through the use of appropriate incentives, to meet Fircrest's needs for housing affordability and diversity for a variety of household sizes, incomes, types, and ages.

Policy H2.3

Permit accessory dwelling units in conjunction with single-family structures.

GOAL H4

Support opportunities for the provision of special needs housing, including group homes, assisted care facilities, nursing homes and other facilities.

Policy H4.7

Encourage and support accessible design and housing strategies that provide seniors the opportunity to remain in their own neighborhood as their housing needs change.

GOAL LU5 *Achieve a mix of housing types and densities, maintain attractive and healthy residential neighborhoods, and guide new housing development into appropriate areas.*

Policy LU5.1 *Development regulations should accommodate and encourage a wide range of housing types to meet the needs of residents through various life stages. Housing choice should be expanded to enable residents to remain living in the community as their housing needs or preferences change over time, and to attract new residents to the community.*

Policy LU5.2 *The mix of housing within the community should include detached and attached single-family dwellings, cottage housing, live-work units, multi-family dwellings, including townhomes and units located within vertical mixed-use buildings, accessory dwelling units, residential care facilities for those who are unable to maintain independent living arrangements, and other innovative housing that is compatible with the type, scale, and character of surrounding residential development.*

Policy LU5.6 *The character of existing single-family residential neighborhoods should be preserved and enhanced.*

Policy LU5.8 *Residential infill development shall be compatible with surrounding development in terms of scale, form, relationship to the street and other design elements.*

Criterion (d): All conditions necessary to lessen any impacts of the proposed use are measurable and can be monitored and enforced.

Staff Finding: The proposed conditions recommended by staff would address the comments provided by the Public Works Director and Building Inspector/Plans Examiner. The proposed conditions can be monitored and enforced through the construction permit review and approval process and subsequent site inspections.

COMMENTS RECEIVED:

Public: None

Tyler Bemis, Public Works Director – Silt fencing will be required at building.

Frank Mellas, Building Inspector/Plans Examiner – Building will require a soils report and the foundation designed by a structural engineer.

RECOMMENDATION: Staff recommends approval of the application with the following conditions:

- 1.) The applicant shall obtain all required construction permits for the proposed building and associated site improvements.
- 2.) The applicant shall submit a Geotech Report and soils information sufficient to demonstrate to the satisfaction of the City that the project will not destabilize the adjacent slope or lead to soil erosion or sedimentation impacts on adjoining properties including public streets.
- 3.) The project shall meet or exceed all building code and other construction code requirements.

<u>Jayne Westman</u>	<u>January 6, 2022</u>
Jayne Westman, Administrator	Date
<u>Jeff Boers</u>	<u>January 6, 2022</u>
Jeff Boers, Planning Consultant	Date

Exhibits:

1. [Notice of Application](#)
2. [Public Hearing Notice](#)
3. [Land Use Application](#)
4. [Detached ADU Conditional Use Submittal](#)
5. [Accessory Structure Administrative Use Submittal](#)
6. [Site Plan, Elevations, and other Construction Plans](#)



Notice of Application

115 RAMSDELL STREET • FIRCREST, WA 98466-6999 • (253) 564-8901 • www.cityoffircrest.net

Issued: December 10, 2021
Public Hearing: January 11, 2022

PROJECT INFORMATION

Proposed Project Action: Conditional Use Permit to construct a new detached accessory dwelling unit.

Project Location: 1334 Coral Drive, Parcel # 6680320272 & 6680320260

PERMIT APPLICATION

Case Number: 21-09

Applicant: Lavina Bodhaine
1334 Coral Drive
Fircrest WA 98466

Date of Application: November 04, 2021

Complete Application Date: December 10, 2021

Other Permits/Reviews Which May Be Required: Building Permits including structural engineering, GeoTech review, soil report.

CONSISTENCY OVERVIEW

Applicable Regulations: City of Fircrest Comprehensive Plan; Title 22 FMC Land Development Code. The site is designated Low-Density Residential in the Comprehensive Plan and is zoned as Residential-4 (R-4). A conditional use permit is classified as a Type III-A application.

Existing Environmental Documents That Evaluate the Proposed Project: None. The project is exempt from environmental review pursuant to WAC 197-11-800(2)(e) and (6)(e).

Preliminary Determination of Consistency: Based on the project submittal and initial staff-level review, the City of Fircrest has made a preliminary determination that the project is consistent with the City's Comprehensive Plan and applicable development regulations, as provided in FMC 22.08.001.

PUBLIC COMMENTS

Proposal Comment Period: The public is invited to comment on the proposal beginning ***December 10, 2021, and ending December 23, 2021, at 5:00 p.m.*** Comments received by the deadline will be considered by staff when it prepares a recommendation to the Hearing Examiner on the proposed project.

Written comments shall include the application name and case reference number (Case 21-09) and may include a request for notice of any additional public hearings and a copy of the final issued Notice of Decision. All comments should be directed to:

Jayne Westman, Administrative Services Director
City of Fircrest
115 Ramsdell Street
Fircrest WA 98466
planning@cityoffircrest.net

Pertinent documents, including the permit application, project plans, and existing environmental documentation, are available for review at the above location. A staff report will be available for review at least five days prior to the public hearing date provided below. Copies will be provided upon request at no charge. Additional information can be found at: <https://www.cityoffircrest.net/applications/>

NOTE: GUTTERING SHALL BE INSTALLED AT THE EAVES OF THE ROOF. DOWNSPUTS SHALL BE INSTALLED AT THE EAVES OF THE ROOF AND SHALL BE A MINIMUM OF 2 INCHES.



REAR ELEVATION

10' x 7'

NOTE: GUTTERING SHALL BE INSTALLED AT THE EAVES OF THE ROOF. DOWNSPUTS SHALL BE INSTALLED AT THE EAVES OF THE ROOF AND SHALL BE A MINIMUM OF 2 INCHES.



LEFT ELEVATION

10' x 7'

NOTE: GUTTERING SHALL BE INSTALLED AT THE EAVES OF THE ROOF. DOWNSPUTS SHALL BE INSTALLED AT THE EAVES OF THE ROOF AND SHALL BE A MINIMUM OF 2 INCHES.



FRONT ELEVATION

10' x 7'

NOTE: GUTTERING SHALL BE INSTALLED AT THE EAVES OF THE ROOF. DOWNSPUTS SHALL BE INSTALLED AT THE EAVES OF THE ROOF AND SHALL BE A MINIMUM OF 2 INCHES.



RIGHT ELEVATION

10' x 7'

Notice of Public Hearing published in the Tacoma Daily Index

NOTICE IS HEREBY GIVEN that the City of Fircrest Hearing Examiner will conduct a public hearing at 2:00 p.m. on January 11, 2022, to consider the application Conditional Use Permit to construct a new detached accessory dwelling unit at 1334 Coral Drive.

Applicant: Lavina Bodhaine, 1334 Coral Drive, Fircrest WA 98466

Citizens attending the public hearing have the right to provide written and oral comments. Interpreters, signers, or other auxiliary aids will be provided upon 48-hours advance notice. To submit written comments or ask questions: Jayne Westman, Planning/Building Department, 115 Ramsdell Street, Fircrest, WA 98466; 253.564.8902; planning@cityoffircrest.net.

Copies of the staff report and supporting documents materials will be available for public review at City Hall and on the website (www.cityoffircrest.net/applications) five days before the hearing.

Land Use Application

Type of Project

*Please check all that apply
and attach submittal sheet(s):*

- ☐ Administrative Design Review
- ☐ Administrative Use Permit
- ☐ Boundary Line Adjustment
- ☐ Amendment – Comprehensive Plan
- ☐ Amendment – Zoning Regulations
- ☐ Amendment – Zoning Map *
- ☐ Conditional Use Permit *
- ☐ Conditional Use – Amendment *
- ☐ Detached Accessory Structure *
- ☐ Development Plan – Preliminary *
- ☐ Development Plan – Final
- ☐ Development Plan – Amendment *
- ☐ Plat Subdivision – Preliminary *
- ☐ Plat Subdivision – Final *
- ☐ Plat – Alteration/Vacation *
- ☐ Reasonable Use Exception
- ☐ SEPA Checklist
- ☐ Short Plat
- ☐ Site Plan Review – Minor
- ☐ Site Plan Review – Major *
- ☐ Site Plan Review – Final
- ☐ Site Plan Review – Amendment *
- ☐ Variance – Major *
- ☐ Variance – Minor *
- ☐ Variance – Sign
- ☐ Other:

**Pre-application conference
recommended*



THE CITY OF FIRCREST

Planning and Building
115 Ramsdell St Fircrest WA 98466
253-564-8902
www.cityoffircrest.net

Applicant Name:

Lavina Bodhaine

Address:

1334 Coral Drive, Fircrest, WA

Representative (if different):

RNJ Construction, LLC

Phone:

253-447-8069

Email:

rnjconstruction2017@gmail.com

Property Owners (if different):

Suzanne & Roger Petersohn

Phone:

Email:

rogerpetersohn@gmail.com

Project Address:

1334 Coral Drive, Fircrest, WA

Brief Description of Project:

Building 800 sq.ft. ADU, consisting of 1 bedroom, kitchen, 1-1/2

Parcel Number(s):

6680320260, 668032072

Site Area (square footage):

21,184 sq ft

Land Use Designation:

Residential

Zoning Designation:

R4

Environmental sensitive areas on or within 150': ☐ Yes ☒ No

Physical Characteristics of Site:

flat with 20' slope easement along south boundary
currently 1 home onsite

I certify that all of the information submitted in this application including any supplemental information is true and complete to the best of my knowledge and I acknowledge that willful misrepresentation of information will result in the cancellation of this permit application. I have read this application in its entirety and understand that my submittal will be reviewed for completeness and, if found to be complete, will be processed in accordance with FMC 22.05.

Signature:

Date:

Signature:

Date:

Detached ADU: Conditional Use

Submittal

Submittal Items

Please included the following:

- ☐ Land Use Application
- ☐ 2 sets any applicable plans
- ☐ Verified statement that property affected is in the exclusive ownership of the applicant or has consent of all owners
- ☐ Intake fee: \$400
- ☐ Deposit: \$1000

The applicant shall be responsible for the actual cost incurred by the City in processing the application. The total fee shall be reduced by the amount of the deposit. The applicant shall remit to the City the amount exceed by the deposit. If the deposit fee exceeds the City's actual costs, the balance shall be refunded.



Planning and Building
115 Ramsdell St Fircrest WA 98466
253-564-8901
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Please demonstrate the proposal's compliance with the following criteria (incomplete or inadequate answers may cause your request to be denied):

1. **How** will the proposal not be detrimental to the public health, safety, and welfare; injurious to property or improvements in the vicinity; or adversely affect the established character of the surrounding vicinity?
The small ADU is going to follow the same architecture and color scheme as the main home.
2. **How** will the proposal meet or exceed all applicable development, design and performance standards and guidelines required for the specific use, location, or zoning classification?
There will only be 1 tenant, they reside in the main home already. Light foot traffice, adequate parking already already exists.
3. **How** will the proposal be consistent and compatible with the goals, objectives and policies of the comprehensive plan?
We have brought in a surveyor to provide us with boundary lines & have been working closely with the city to make sure there is limited amount disturbance to neighbors, and to make sure that the new building follows the flow of the neighborhood.
4. The proposal meets the following standards and criteria of 22.58.012 (please initial):
 - ☐ The design and size of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.
 - ☐ Only one ADU may be created per principal unit.
 - ☐ The property owner must occupy either the principal unit or the ADU as their permanent residence, but not both, and at no time receive rent for the owner-occupied unit.
 - ☐ The total number of occupants in both the principal unit and ADU combined may not exceed the maximum number established by the definition of family in FMC 22.98.267.
 - ☐ The detached ADU shall comply with the accessory building size limits and related standards listed in FMC 22.58.003.

Detached ADU: Conditional Use

Submittal

Submittal Items

Please included the following:

- Land Use Application
- 2 sets any applicable plans
- Verified statement that property affected is in the exclusive ownership of the applicant or has consent of all owners
- Intake fee: \$400
- Deposit: \$1000

The applicant shall be responsible for the actual cost incurred by the City in processing the application. The total fee shall be reduced by the amount of the deposit. The applicant shall remit to the City the amount exceed by the deposit. If the deposit fee exceeds the City's actual costs, the balance shall be refunded.

Please demonstrate the proposal's compliance with the following criteria (incomplete or inadequate answers may cause your request to be denied):

1. **How** will the proposal not be detrimental to the public health, safety, and welfare; injurious to property or improvements in the vicinity; or adversely affect the established character of the surrounding vicinity?
The small ADU is going to follow the same architecture and color scheme as the main home.

2. **How** will the proposal meet or exceed all applicable development, design and performance standards and guidelines required for the specific use, location, or zoning classification?
There will only be 1 tenant, they reside in the main home already. Light foot traffice, adequate parking already already exists.

3. **How** will the proposal be consistent and compatible with the goals, objectives and policies of the comprehensive plan?
We have brought in a surveyor to provide us with boundary lines & have been working closely with the city to make sure there is limited amount disturbance to neighbors, and to make sure that the new building follows the flow of the neighborhood.

4. The proposal meets the following standards and criteria of 22.58.012 (please initial):

- ☐ The design and size of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.
- ☐ Only one ADU may be created per principal unit.
- ☐ The property owner must occupy either the principal unit or the ADU as their permanent residence, but not both, and at no time receive rent for the owner-occupied unit.
- ☐ The total number of occupants in both the principal unit and ADU combined may not exceed the maximum number established by the definition of family in FMC 22.98.267.
- ☐ The detached ADU shall comply with the accessory building size limits and related standards listed in FMC 22.58.003.



Planning and Building
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253-564-8901
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Accessory Structure: Administrative Use

Submittal

Submittal Items

Please include the following:

- ☐ Land Use Application
- ☐ 2 sets any applicable plans
- ☐ Verified statement that property affected is in the exclusive ownership of the applicant or has consent of all owners
- ☐ Intake fee: \$250
- ☐ Deposit: \$300

The applicant shall be responsible for the actual cost incurred by the City in processing the application. The total fee shall be reduced by the amount of the deposit. The applicant shall remit to the City the amount exceed by the deposit. If the deposit fee exceeds the City's actual costs, the balance shall be refunded.



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Please demonstrate how the proposal is compliant with the following criteria. (An answer of YES is not sufficient; Use separate sheet, if necessary.)

How will the building and its use not significantly impact adjoining properties?

There will only be 1 tenant, they reside in the main home already.
Light foot traffic, adequate parking already already exists.

How will the architecture incorporate exterior finish materials and design elements consistent with, or be superior to, that of the principal residential structure on the property?

Matching rooflines, styles, colors, front columns

How will the building fit the character of the neighborhood?

We will be matching current home styling, roofline, color

How will the architecture complies with the city's design guidelines?

Single story, same architectural design,

Proposed building footprint: 800sq. ft. (not to exceed 800 square feet)

Proposed building ridge top height: 14'10" (not to exceed 21 feet)

Proposed building wall height: 9' (not to exceed 12 feet)

Combined footprint of existing & proposed accessory buildings:
(not to exceed 1000 square feet)

For complete development regulations, please see FMC Chapter 22.58.003 and Chapter 22.70.

Administrative Design Review Application

Submittal Items

Please include the following:

- ☐ Application
- ☐ Two copies of elevation plans, site design plan, exterior mechanical devices screening plans, and/or other related documents needed for review.
- ☐ Required building/construction plans
- ☐ Review Fee: \$250 intake
\$300 deposit

The applicant shall be responsible for the actual cost incurred by the City in processing the application. The total fee shall be reduced by the amount of the deposit. The applicant shall remit to the City the amount exceeded by the deposit. If the deposit fee exceeds the City's actual costs, the balance shall be refunded.

Administrative design review requires a staff review to ensure project compliance with all applicable development regulations contained in this code, the design guidelines adopted in this title and incorporated by reference in Chapter 22.64 FMC, and the goals, policies and objectives of the comprehensive plan. Administrative design review may consist of either a one-step or two-step process depending on the complexity of the proposal and the applicant preferences.



THE CITY OF FIRCREST

Planning and Building
115 Ramsdell St Fircrest WA 98466
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Applicant Name:
Lavina Bodhaine

Address:
1334 Coral Drive, Fircrest, WA 98466

Representative (if different):
RNJ Construction LLC

Phone:
253-447-8069

Email:
rnjconstruction2017@gmail.com

Property Owners (if different):
Suzanne & Roger Petersohn

Phone:

Email:
rogerpetersohn@gmail.com

Project Address:
1334 Coral Drive, Fircrest, WA 98466

Brief Description of Project:

Building 800 sq.ft. ADU consisting of 1 bedroom, kitchen, 1-1/2 bath

Parcel Number(s):
6680320260, 668032072

Commercial Use:
no

Land Use Designation:
residential

Zoning Designation:
R4

Environmental sensitive areas on or within 150': ☐ Yes ☒ No

Physical Characteristics of Site:

Flat with 20' slope easement along south boundary, currently 1 home on property

I certify that all of the information submitted in this application including any supplemental information is true and complete to the best of my knowledge and I acknowledge that willful misrepresentation of information will result in the cancellation of this permit application. I have read this application in its entirety and understand that my submittal will be reviewed for completeness and, if found to be complete, will be processed in accordance with FMC 22.05.

Signature: _____ Date: _____

Signature: _____ Date: _____

Jayne -

Just waiting on final for subm. then

TOPOGRAPHY EXHIBIT MAP RNJ CONSTRUCTION

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
SECTION 14, TOWNSHIP 20 NORTH, RANGE 2 EAST, N.M.
PIERCE COUNTY, WASHINGTON.

- LEGEND**
- ⊕ MONUMENT AS NOTED
 - ⊙ MON. SET AS NOTED
 - ⊙ MON. SET, L.S. 3040 (TYP)
 - STREET LIGHT
 - TELEPHONE, POSTAL, COMMUNICATION
 - DIGRESSION CONTROL, VALVE
 - WATER METER
 - POWER TRANSFORMER
 - GAS METER
 - POWER HAND HOLE
 - STORM DRAIN MANHOLE (SDM)
 - DEED INFORMATION
 - REASURED INFORMATION
 - PLAT INFORMATION
 - MONUMENT LINE
 - RIGHT OF WAY LINE
 - CURB
 - WIDE FENCE
 - CONCRETE SKIDWAY/WALKWAY
 - T.B.N. TOPOGRAHY BENCH MARK

LEGAL DESCRIPTION
LEGAL DESCRIPTION PER DEED OF TRUST AFR 0000000000, DATED 12/04/00
LOTS 18 AND 19 IN BLOCK 2 OF PARADISE WEST 4TH ADDITION, ACCORDING TO THE
PLAT THEREIN, RECORDED IN VOLUME 42 OF PLATS, PAGES 47, 48 AND 49, RECORDS OF
PIERCE COUNTY, WASHINGTON.
EXCEPT THAT PORTION OF LOT 19 DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER COMMON TO LOTS 18 AND 20 IN THE
RECORDED PLAT OF PARADISE WEST 4TH ADDITION, SAID CORNER POINTING ON THE
30-FOOT PAVEMENT TOWARDING ON CORAL DRIVE ON SAID PLAT, THENCE ALONG THE
COMMON LINE OF SAID LOTS, SOUTH 20°10'30" EAST, 50.0 FEET TO THE TRUE POINT OF
BEGINNING, THENCE SOUTH 20°10'30" EAST, 71.10 FEET, THENCE SOUTH 60°10'30" EAST,
45.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 18, THENCE ALONG SAID
SOUTH LINE, NORTH 60°10'30" EAST, 64.30 FEET TO THE SOUTHEAST CORNER OF SAID
LOT 18, THENCE ON THE FOLLOWING CHAINED ALONG THE COMMON LINE BETWEEN
LOTS 18 AND 20, NORTH 60°10'30" EAST, 30.0 FEET, THENCE SOUTH 60°10'30" WEST, 20.33
FEET, THENCE NORTH 20°10'30" WEST, 45.0 FEET TO THE TRUE POINT OF BEGINNING.
SITuate IN THE CITY OF PIERCE, COUNTY OF PIERCE, STATE OF WASHINGTON.

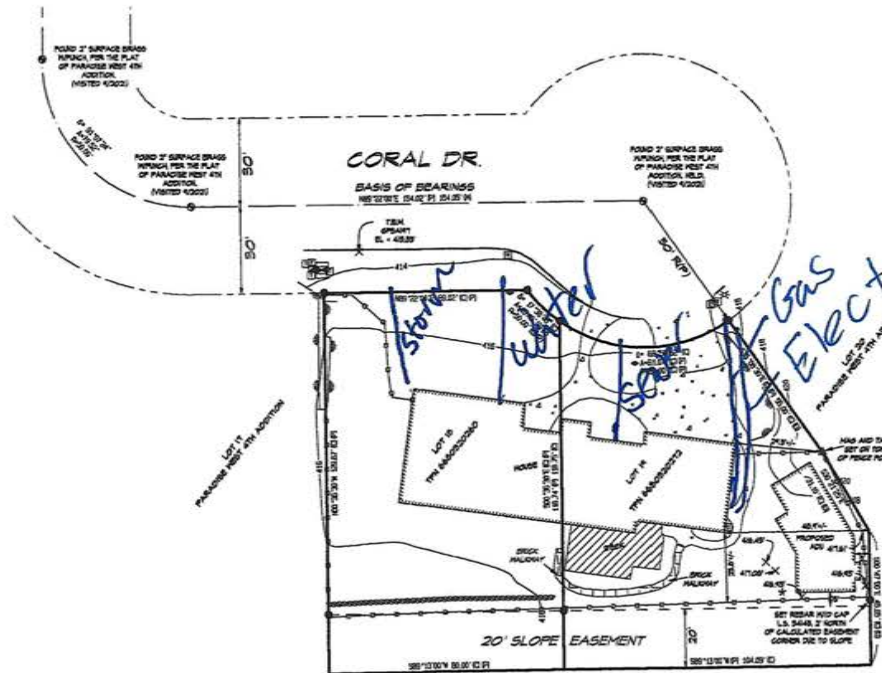
HORIZONTAL DATUM
NAD 83, 1911 WASHINGTON STATE PLANE SOUTH ZONE,
UTILIZING NGS LLC, GPS METHOD.
BASIS OF BEARINGS
889°22'00"W
BETWEEN FOUND MONUMENTS ON CORAL DRIVE, PER
THE PLAT OF PARADISE WEST 4TH ADDITION, AS
SHOWN HEREON.
BEARINGS SHOWN HEREON ARE ON THE QUADRED
WASHINGTON COORDINATE SYSTEM, NAD83(11L)
(SPK00 2000, NORTH ZONE DERIVED NGS GPS
METHOD).

VERTICAL DATUM
NAVD 83, 100 FEET, DERIVED FROM SPK00 UTILIZING
GPS OBSERVATION, BENCH USED NGS LLC,
GPS METHOD, 1-197 ELEVATION = 413.26'

CONTOUR INTERVAL = 2 FEET

EQUIPMENT USED
LEICA TOPCON RING MONITOR TOTAL STATION
& LEICA CDS DATA COLLECTOR AND LEICA GS 11
GPS RECEIVER

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY
DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY
RECORDING ACT AT THE REQUEST OF RNJ CONSTRUCTION
THIS 20TH DAY OF OCTOBER 2021.
G. PHIL SARGENT
PROFESSIONAL LAND SURVEYOR - G. PHIL SARGENT



NOTES

THIS SURVEY WAS PERFORMED BY FIELD
TRAVELING WITH FIELD, RESULTS
NOTED ON EXISTING THE CURRENT
STANDARD CONTAINED IN
N.E.C. 332-130-056.

THE BOUNDARY CORNERS AND LINES DETECTED ON
THIS MAP REPRESENT DEED LINES ONLY. THEY DO
NOT REPRESENT TO SHOW OWNERSHIP LINES THAT MAY
OTHERWISE BE DETERMINED BY A COURT OF LAW.
EXISTING FEATURES SHOWN HEREON ARE AS OF
OCTOBER 2021.

ALL EASEMENTS ARE IN US FEET.

THIS SURVEY WAS PERFORMED TO FIND OR SET
DECEASED PARCELS, CORNERS AS SHOWN AND DOES
NOT NECESSARILY SHOW EASEMENTS, RESTRICTIONS
OR RESERVATIONS THAT MAY AFFECT THE PARCELS
SURVEYED.

THE ENCLOSURES SHOWN BY THIS SURVEY MAY
BE INDICATION OF UNRESOLVED RIGHTS BY OTHER
PARTIAL SETTLEMENT OR HOSTILE RELATIONS. NO
ATTEMPT HAS BEEN MADE TO VERIFY OF AN UNRESOLVED
RIGHT HAS BEEN EXTINGUISHED FROM ANY PORTION
OF THE WRITTEN TITLE SHOWN BY THIS SURVEY. ANY
CLAIMANT SHOULD CONSULT AN ATTORNEY CONCERNING
THE NATURE OF PROOF REQUIRED TO PROTECT AN
UNRESOLVED RIGHT AND OBTAIN A WRITTEN TITLE.

FENCE LINES SHOWN ON THIS SURVEY WERE FIELD
LOCATED AT VISIBLE ANGLE POINTS ON THE CENTER OF
THE FENCE. THE ACTUAL OCCUPATION OF THE FENCE
OR SUPPORTING POSTS ARE NOT ASSURED BEYOND
THE ACTUAL WIDTH OF THE FENCE STRUCTURE. ONLY
THE ABOVE SHOWN PORTIONS OF THE FENCE WERE
LOCATED.

ONLY ABOVE GROUND VISIBLE UTILITIES WERE LOCATED
THIS SURVEY. ALL UTILITIES SHOULD BE NOTIFIED
PRIOR TO ANY DESIGN OR CONSTRUCTION.

NO UNDERGROUND UTILITIES AND/OR FEATURES WERE
DETECTED THIS SURVEY. ALL UTILITIES ARE BASED
ON FIELD OBSERVATION AS SHOWN HEREON. THE TRUE
LOCATION AND/OR EXISTENCE OF BELOW GROUND
FEATURES DETECTED OR UNDETECTED SHOULD BE VERIFIED
PRIOR TO ANY CONSTRUCTION OR DESIGN.

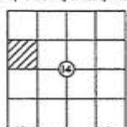
CONTOURS SHOWN HEREON ARE FROM ACTUAL FIELD OBSERVATION
AS OF AUGUST 2021.

NO RECORD EASEMENTS WERE PROVIDED FOR THIS PROJECT,
OTHER THAN THOSE SHOWN HEREON.

ALL EASEMENTS OF RECORD SHOULD BE IDENTIFIED PRIOR TO
ANY DESIGN OR CONSTRUCTION.

NO TREES WERE LOCATED THIS SURVEY.

INDEX LOCATION:
S14, T20N, R2E, N.M.



PROCEDURE/NARRATIVE

A FIELD TRAVERSE USING A LEICA 1201 ROBOTIC TOTAL STATION
SUPPLEMENTED WITH FIELD NOTES WAS PERFORMED, ESTABLISHING
THE ANGULAR DISTANCE BETWEEN THE MONUMENTS. BOUNDARY LINES
AND TOPOGRAPHIC FEATURES AS SHOWN HEREON. THE RESULTING
DATA WERE ON EXISTING THE STATEMENT OF LAND BOUNDARY
SURVEYS AS SET FORTH IN NAC 332-130-056.

GRAPHIC SCALE 1"=20'

0 20 40 60



TOPOGRAPHY SURVEY FOR
RNJ CONSTRUCTION
A PORTION OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 2 EAST, N.M.
PIERCE COUNTY, WASHINGTON

HOLMVG, DEWITT, GALLON & ASSOC., I.C.
LAND SURVEYING & ENGINEERING SUPPORT
180 N. FORTHER ST., TACOMA, WA 98401
www.hdgalloni.com



J. BLAIR
BLAIR BY
10/20/2021
DATE
2021
PROJECT NUMBER
SHEET 1
OF 1

TOPOGRAPHY EXHIBIT MAP
RNJ CONSTRUCTION
A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
SECTION 14, TOWNSHIP 20 NORTH, RANGE 2 EAST, N.M.
PIERCE COUNTY, WASHINGTON.



NOTES

THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH FINAL RESULTS MEETING OR EXCEEDING THE CURRENT TRAVERSE STANDARDS CONTAINED IN W.A.C. 332-120-090.

THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT SUPPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW. EXISTING FEATURES SHOWN HEREON ARE AS OF SEPTEMBER 2021.

ALL DISTANCES ARE IN US FEET.

THIS SURVEY WAS PERFORMED TO FIND OR SET DEEDED PARCEL CORNERS AS SHOWN AND DOES NOT NECESSARILY SHOW EASEMENTS, RESTRICTIONS OR RESERVATIONS THAT MAY AFFECT THE PARCELS SURVEYED.

THE ENCROACHMENTS SHOWN BY THIS SURVEY MAY BE INDICATION OF UNWRITTEN RIGHTS BY EITHER A PEACEFUL SETTLEMENT OR HOSTILE RELATIONS. NO ATTEMPT HAS BEEN MADE TO VERIFY IF AN UNWRITTEN RIGHT HAS BEEN ESTABLISHED FROM ANY PORTION OF THE WRITTEN TITLE SHOWN BY THIS SURVEY. ANY CLAIMANT SHOULD CONSULT AN ATTORNEY CONCERNING THE BURDEN OF PROOF REQUIRED TO PROTECT AN UNWRITTEN RIGHT AND OBTAIN A WRITTEN TITLE.

FENCE LINES SHOWN ON THIS SURVEY WERE FIELD LOCATED AT VISIBLE ANGLE POINTS IN THE CENTER OF THE FENCE. THE ACTUAL OCCUPATION OF THE FENCE OR SUPPORTING POSTS ARE NOT ASSURED BEYOND THE ACTUAL WIDTH OF THE FENCE STRUCTURE. ONLY THE ABOVE SHOWN PORTIONS OF THE FENCE WERE LOCATED.

ONLY ABOVE GROUND VISIBLE UTILITIES WERE LOCATED THIS SURVEY. ALL UTILITIES SHOULD BE VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.

NO UNDERGROUND UTILITIES AND/OR FEATURES WERE DELINEATED THIS SURVEY. ALL UTILITIES ARE BASED ON FIELD OBSERVATION AS SHOWN HEREON. THE TRUE LOCATION, NATURE AND/OR EXISTENCE OF BELOW GROUND FEATURES DETECTED OR UNDETECTED SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION OR DESIGN.

CONTOURS SHOWN HEREON ARE FROM ACTUAL FIELD OBSERVATION AS OF AUGUST 2021.

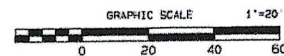
NO RECORD EASEMENTS WERE PROVIDED FOR THIS PROJECT, OTHER THAN THOSE SHOWN HEREON.

ALL EASEMENTS OF RECORD SHOULD BE IDENTIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.

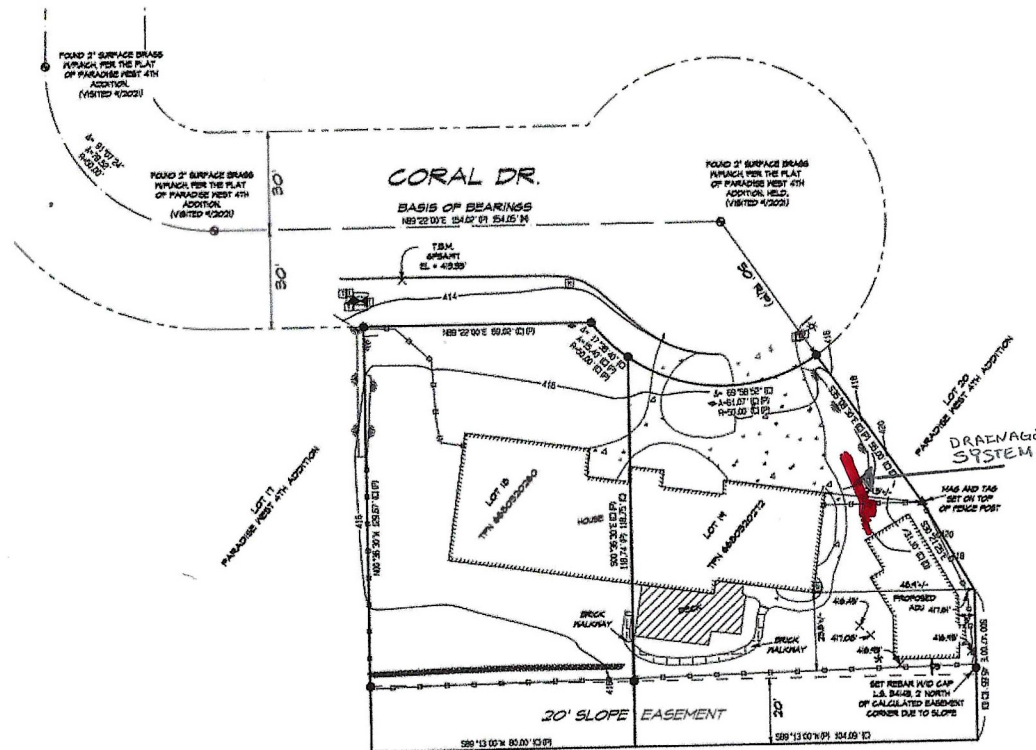
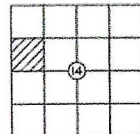
NO TREES WERE LOCATED THIS SURVEY.

PROCEDURE/NARRATIVE

A FIELD TRAVERSE USING A LEICA 1201 ROBOTIC TOTAL STATION SUPPLEMENTED WITH FIELD NOTES WAS PERFORMED, ESTABLISHING THE ANGULAR DISTANCE BETWEEN THE MONUMENTS, PROPERTY LINES AND TOPOGRAPHIC FEATURES AS SHOWN HEREON. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.



INDEX LOCATION:
S14, T20N, R2E, W.M.



LEGEND

- MONUMENT AS NOTED
- MONUMENT SET AS NOTED
- REMARK SET, L.S. 34145 (TYP)
- STREET LIGHT
- TELEPHONE PEDISTAL/COMMUNICATION
- IRRIGATION CONTROL VALVE
- WATER METER
- POWER TRANSFORMER
- GAS METER
- POWER HAND HOLE
- STORM DRAIN MANHOLE (SDMH)
- DEED INFORMATION
- MEASURED INFORMATION
- PLAT INFORMATION

- MONUMENT LINE
- RIGHT OF WAY LINE
- CLAS
- WOOD FENCE
- CONCRETE DRIVEWAY/WALKWAY
- T.B.M. TEMPORARY BENCH MARK

LEGAL DESCRIPTION

LEGAL DESCRIPTION PER DEED OF TRUST 4TH ADDITION, DATED 12/29/2020

LOTS 18 AND 19 IN BLOCK 2 OF PARADISE WEST 4TH ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 42 OF PLATS, PAGES 47, 48 AND 49, RECORDS OF PIERCE COUNTY ADDITION.

EXCEPT THAT PORTION OF LOT 18 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY CORNER COMMON TO LOTS 18 AND 20 IN THE RECORDED PLAT OF PARADISE WEST 4TH ADDITION, SAID CORNER FRONTING ON THE 50-FOOT RADIAL TURN-AROUND ON CORAL DRIVE IN SAID PLAT; THENCE ALONG THE COMMON LINE OF SAID LOTS, SOUTH 30°20'30" EAST, 55.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 30°24'25" EAST, 31.10 FEET; THENCE SOUTH 00°47'00" EAST, 45.06 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 18; THENCE ALONG SAID SOUTH LINE, NORTH 80°13'00" EAST, 94.38 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE ON THE FOLLOWING COURSES ALONG THE COMMON LINE BETWEEN LOTS 18 AND 20, NORTH 50°11'43" WEST, 85.0 FEET; THENCE SOUTH 50°19'27" WEST, 28.33 FEET; THENCE NORTH 35°08'30" WEST, 45.0 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF FORECAST, COUNTY OF PIERCE, STATE OF WASHINGTON.

HORIZONTAL DATUM

NAD 83, 2011 WASHINGTON STATE PLANE SOUTH ZONE, UTILIZING NGA L.L.C. GPS NETWORK.

BASIS OF BEARINGS

889°23'00"W

BETWEEN FOUND MONUMENTS ON CORAL DRIVE, PER THE PLAT OF PARADISE WEST 4TH ADDITION, AS SHOWN HEREON. BEARINGS SHOWN HEREON ARE ON THE ADJUSTED WASHINGTON COORDINATE SYSTEM, NAD83(2011) UTMZON 20U, NORTH ZONE DERIVED FROM GPS NETWORK.

VERTICAL DATUM

NAVD 83, US FEET, DERIVED FROM GPS UTILIZING GPS OBSERVATION, BENCH USED NGA L.L.C. GPS NETWORK: A-197 ELEVATION = 413.35'

CONTOUR INTERVAL = 2 FEET

EQUIPMENT USED

LEICA TOPCON1201 ROBOTIC TOTAL STATION
LEICA CHS DATA COLLECTOR AND LEICA US 14 GPS RECEIVER

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF RNJ CONSTRUCTION

THIS 20TH DAY OF OCTOBER 2021.

CERTIFICATE NO. L.S.34145
PROFESSIONAL LAND SURVEYOR G. PHIL SARGENT



TOPOGRAPHY SURVEY FOR
RNJ CONSTRUCTION
A PORTION OF S14-T20N-R2EW
PIERCE COUNTY, WASHINGTON

HOLMVIC, DRWETT, GALTION & ASSOC., LLC.
LAND SURVEYING & ENGINEERING SUPPORT
180 W. TROSTEN ST., SUITE 200, WA. SEACREST, WA 98582-0008
www.hdgaltion.com



J. GLASER

DRAWN BY

10/20/2021

DATE

2117

PROJECT NUMBER

SHEET 1

OF 1

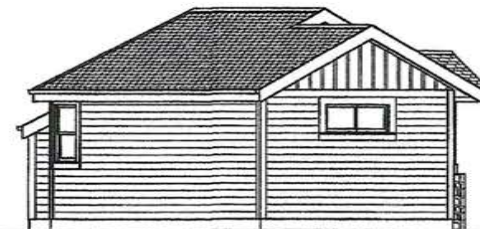
NOTES:
1. Drip edge flashing
a. Sides and gables of shingled roof
b. A drip edge shall be provided at sides
and gables of shingled roofs. Drip edge
shall extend a minimum of 3/8" below roof
sheeting and extend up the roof deck a
minimum of 2 inches.



REAR ELEVATION

1/4" = 1'

NOTE: 1. The minimum net free ventilating area shall be 1% of the area of the enclosed space. At least 50 percent shall not
more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or
other space. Upper ventilators shall be located no more than 5 feet (1524 mm) below the ridge or highest point of the
space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the
location of eave or roof framing members conflicts with the installation of upper ventilators, installation more than 5 feet
(1524 mm) below the ridge or highest point of the space shall be permitted.



LEFT ELEVATION

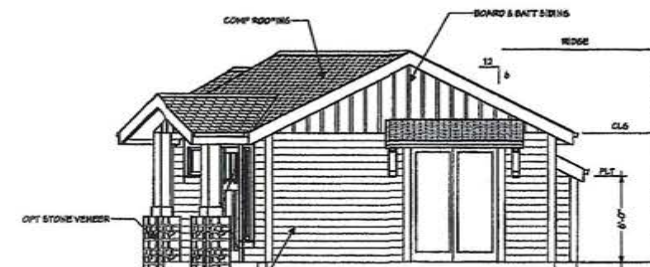
1/4" = 1'



FRONT ELEVATION

1/4" = 1'

HOUSE NUMBERS TO BE POSTED ON
FRONT OF THE HOUSE AND BE CLEARLY
VISIBLE FROM THE STREET.



RIGHT ELEVATION

1/4" = 1'

Puget Sound Home Design
Robin Pasquetta & John Pasquetta
6308 72nd Avenue East
Puyallup, WA 98374
Phone: (253) 848-6921
pugetsoundhomedesign@gmail.com

Date:	10/20/21	Revised/Issued:
Sheet Number		
3		
Project Name		
BODHAINE		

ATTIC VENTILATION

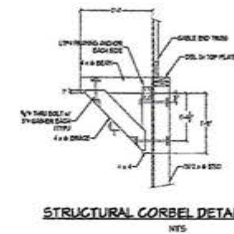
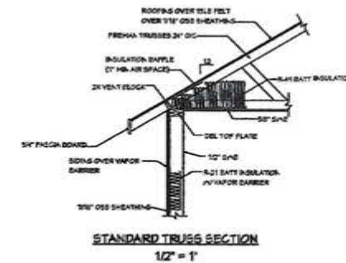
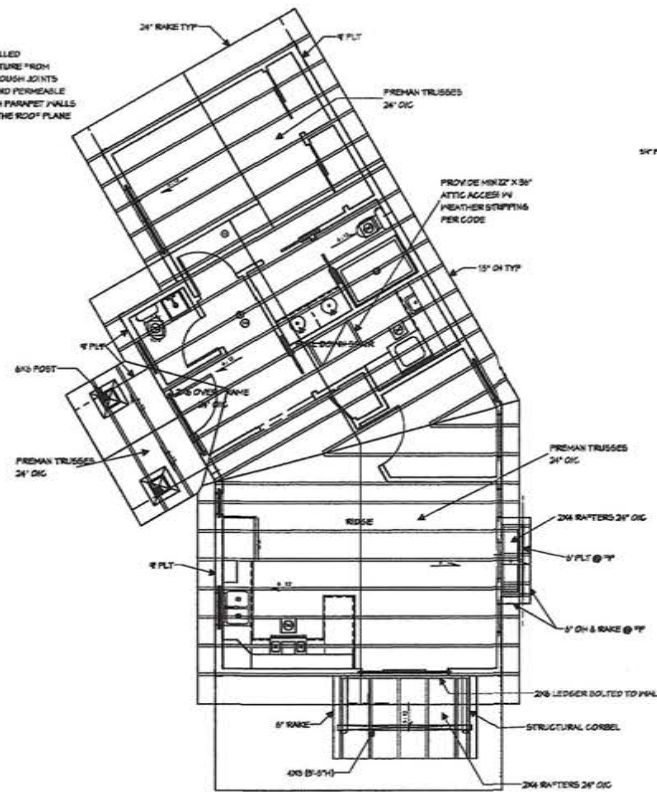
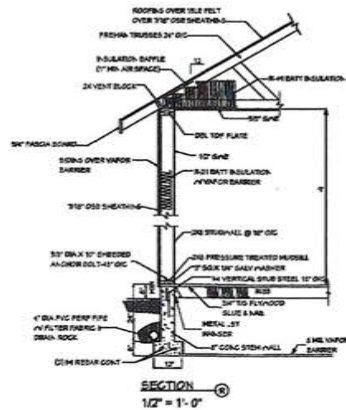
PER IRC SECTION R806.2, THE NET FREE AREA SHALL BE 1/300 OF THE AREA TO BE VENTED, WITH 50% OF THE REQUIRED VENT AREA TO BE LOCATED A MINIMUM OF 3" ABOVE EAVE VENTS. THE BALANCE OF REQUIRED VENT AREA TO BE PROVIDED.

ROOF FRAMING NOTES

1. ALL BEAMS AND HEADERS TO BE 4X8 @ 20' UNLESS NOTED OTHERWISE.
2. ALL TRUSSES TO BE PRE-ENGINEERED AND ARE TO CARRY THE STAMP OF THE TRUSS MANUFACTURER AND SHALL BE INSTALLED PER MANUFACTURER'S SPEC'S DESIGN DETAILS AND SPEC'S BY TRUSS MANUFACTURER TO BE ON SITE FOR FRAMING INSPECTION. PROVIDE TRUSS PACKAGE TO ENGINEER FOR SHOP DRAWING REVIEW PRIOR TO CONSTRUCTION.
3. NO TRUSS SHALL BE FIELD MODIFIED WITHOUT PRIOR CONSENT OF THE TRUSS ENGINEER AND THE BUILDING DEPARTMENT.
4. ROOF SHEATHING TO BE 5/8" MIN. BATTED SHEATHING.
5. ALL HEADERS TO HAVE (1) 2X BEARING STUD AND (1) 2X KING STUD AT EACH END (END).
6. PROVIDE SOLID BEARING STUDS AT ALL BEARING LOCATIONS INCLUDING GABLE TRUSSES AND BEAMS.

W85.2 FLASHING
FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS AND CORNERS, THROUGH MOISTURE AND PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.

ROOF VENTILATION	
STANDARD TRUSS / 6x8x8 TRUSS ROOF FRAMING ASSEMBLY	
ROOF AREA	800 SQ FT
VENTILATION REQUIRED	800 SQ FT X 1/300 = 266.67 SQ IN REQ
PROVIDE BETWEEN 40% & 50% OF THE TOTAL REQ'D VENTILATION NO MORE THAN 36" BELOW THE RIDGE OR THE HIGHEST POINT OF THE SPACE. REMAINDER TO BE INSTALLED @ EAVE VENTS	
ROOF VENTILATION:	
A/50 ROOF JACK (10" X 7")	50.00 SQ IN EA
VENTILATION MIN	396 SQ IN X 2.4 = 950.4 SQ IN OF EACH VENT = 3.07 VENTS
VENTILATION MAX	396 SQ IN X 2.5 = 990 SQ IN OF EACH VENT = 3.34 VENTS
PROVIDE:	4 X 50 (10" X 7" ROOF JACKS) VENTILATION = 396 SQ IN
VENTILATION AREA REMAINDER FOR EAVE VENTS	396 - 396 = 0
EAVE VENTILATION:	
BRID BLOCKING:	(3) 2.25" DIA HOLES PER BAY = 3.75 SQ IN PER LF = .25% REDUCTION = 4.47 SQ IN PER LF
EAVE VENTILATION REQ'D	154.52 SQ IN = 4.47 SQ IN PER LF = 41.18 LF
PROVIDE MIN:	41.18 LF BRID BLOCKING X 4.47" = 185.06 SQ IN
MIN VENTILATION PROVIDED	396.06 SQ IN



[illegible]

5. FLOOR BEARING NOTES:

1. ALL BEAMS AND HEADERS TO BE AS NOTED UNLESS NOTED OTHERWISE.
2. PROVIDE SILD FRESHEN BEARING AT ALL POINT LOADS FROM ABOVE.
3. SEE FLOOR FRAMING STUD DRAWINGS FOR JOIST MANUFACTURER (IF APPLICABLE).
4. PROVIDE SOLID BLOCKING OR BRIDGING AT MIDSPAN OF ALL FLOOR JOISTS WITH BRIDGING AT 10' OR PER FLOOR JOIST SPECIFICATIONS MANUFACTURER.
5. FLOOR SHEATHING TO BE 3/4" AIA RATED SHEATHING.
6. PROVIDE BLOCKING OR OTHER APPROVED MEANS ON LATERAL SUPPORT AT ALL JOIST SPANNING LOCATIONS.
1. ALL HEADERS TO HAVE (1) 2X6 BEARING STUD AND (1) 2X6 STUD AT EACH END AND

 $10^4 = 1$ 

Table 406.3 - Energy Credits (Single Family)

EMERGENCY ESCAPE AND RESCUE OPENINGS:
MINIMUM OPENING AREA SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SF
NET CLEAR HEIGHT SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL NOT BE
LESS THAN 20 INCHES.
GRADE LEVEL OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN
5.0 SF.

EMERGENCY ESCAPE AND RESCUE WINDOWS (EERWS) MUST BE NO GREATER THAN 44 INCHES
ABOVE FINISHED FLOOR TO THE BOTTOM OF THE WINDOW OPENING.

2018 IRC TABLE M1505.4(1)
MINIMUM REQUIRED LOCAL EXHAUST RATES FOR
ONE- AND TWO-FAMILY DWELLINGS

[illegible]

FLOOR PLAN
600 SQ FT LIVING 1 1/4" = 1'
12 SQ FT COVERED AREA

SQUARE AREA (SQUARE FEET)	NUMBER OF BEDROOMS				
	0-1	2	3	4	5 OR MORE
FLOOR AREA (SQUARE FEET)	AVERAGE IN CPM				
<50	50	50	55	55	50
501 - 1,000	50	55	60	50	55
1,001 - 1,500	50	60	65	55	60
1,501 - 2,000	55	65	50	60	65
2,001 - 3,500	48	50	55	65	65
3,501 - 5,000	45	55	65	70	75
5,001 - 7,500	45	60	70	75	80
7,501 - 10,000	55	65	70	80	85
10,001 - 15,000	60	70	75	85	90
15,001 - 50,000	65	75	80	90	95

INTERMITTENT^{OFF} WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS¹

TABLE 10-1	TABLE 10-2	TABLE 10-3	TABLE 10-4
RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
2	1.8	1.8	1.8

THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN TABLE 10-1(A) THROUGH 10-4(A).

A. FOR VENTILATION SYSTEMS THE VALUES BETWEEN THOSE GIVEN, THE FACTORS ARE PERMITTED TO BE DETERMINED BY INTERPOLATION.

B. EXTRAPOLATION BEYOND THE TABLE IS PROHIBITED.

(2) **SMOKE ALARMS:**
 * 110V BATTERY-OPERATED W/ BATTERY BACKUP.
 * INSTALLED ON EACH FLOOR IN EACH SLEEPING AREA,
 AND OUTSIDE EACH SEPARATE SLEEPING AREA, BUT NOT
 LESS THAN 7' FROM THE DOOR OF A SEPARATE
 SLEEPING AREA & 3' FROM SHOWER OR BATHTUB. THESE
 PLACEMENT IS IN A REQUIRED LOCATION.
 * LISTED IN ACCORDANCE WITH UL 217 AND COMPLY WITH NFPA 72
 CONVENTIONALLY BURNING & CIRCUMVENTIONALLY ALARMING.
 (2) **SMOKE DETECTORS:**
 * INSTALLED ON EACH FLOOR, OUTSIDE OF EACH SEPARATE
 SLEEPING AREA & IN THE IMMEDIATE VICINITY OF THE BEDROOMS,
 AND IN A BEDROOM THAT CONTAINS A BATH PRELAPSE IN THE BEDROOM
 OR THE ADJACENT BATHROOM.
 * SMOKE ALARMS REQUIRED TO BE PERMANENTLY
 * CONVENTIONALLY BURNING & CIRCUMVENTIONALLY ALARMS LISTED IN
 ACCORDANCE WITH UL 217 & UL 268.

*FACTORY BUILT *FIREPLACE TO BE LISTED,
- LABELED AND INSTALLED WITH THE CONDITION
OF THE LISTING. *FACTORY BUILT *FIREPLACE MUST
BE TESTED IN ACCORDANCE WITH UL127 & COMPLY
W/ THE PROVISIONS OF IRC R100.5.2

EXPENSE BY ROOM - ROOM SCHEDULE			
RTY	DESCRIPTION	DATE	AMT
1	ME	NOV 02	25
2	OFFICE	NOV 04	24
2	BAR	NOV 04	24
1	BAR	NOV 04	45
1	RESTAUR	NOV 04	13
1	BAR	NOV 04	13
1	RESTAUR	NOV 04	57
1	RESTAUR	NOV 04	11
1	RESTAUR	NOV 04	4
1	RESTAUR	NOV 04	4
TOTAL ROOMS: 1000, 1000, 1000			
TOTAL ROOMS: 1000			



Project Name

BODHANE

Sheet Number

001

Drawn By

John Paquette

Checked By

John Paquette

Phone

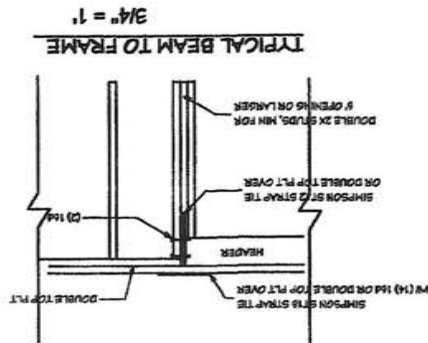
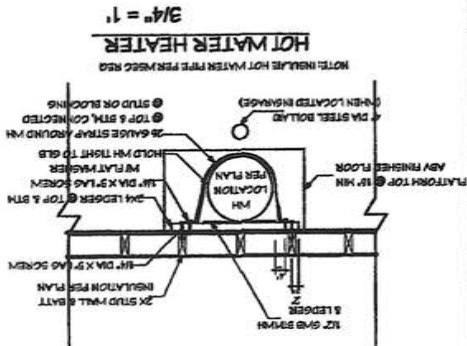
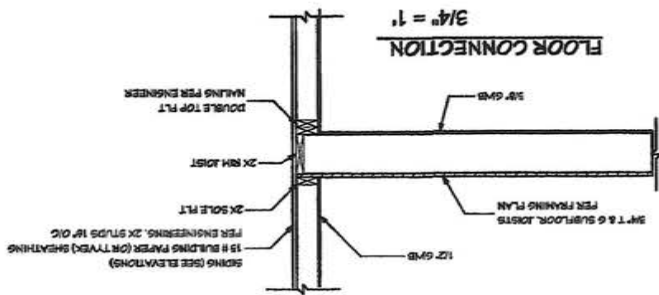
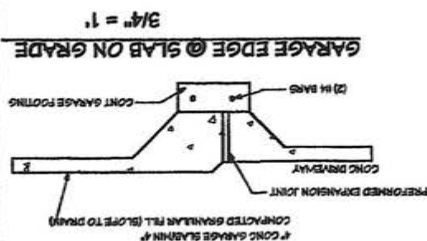
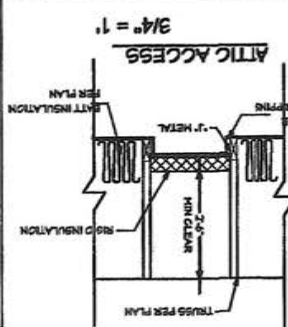
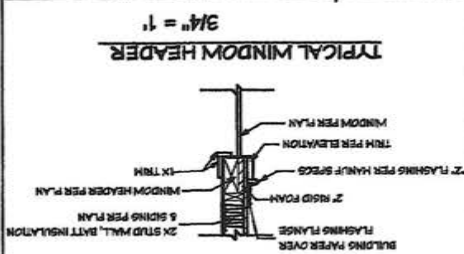
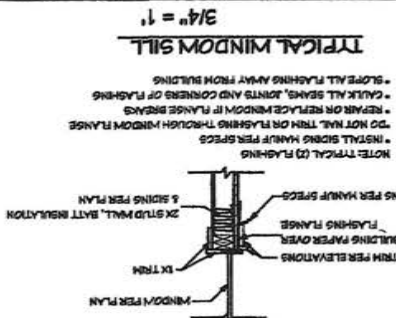
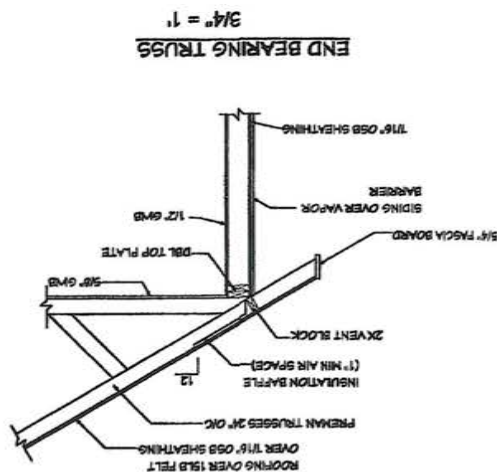
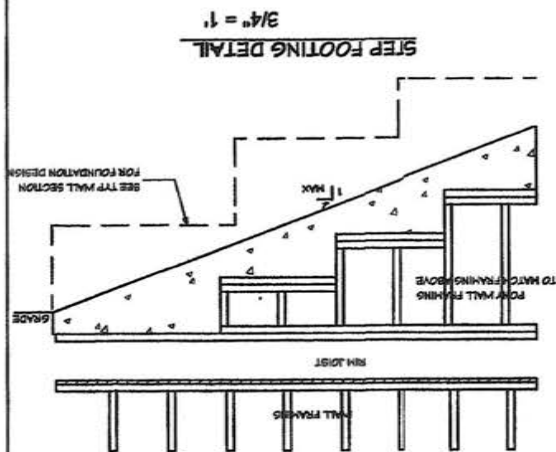
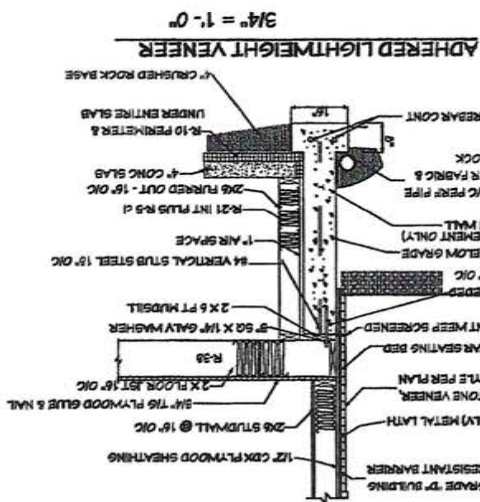
508-845-0021

Address

5508 72nd Avenue East
John Paquette
Puyallup, WA 98371

Company

Home Sound
Design



GENERAL NOTES:

ALL CONSTRUCTION MUST COMPLY TO THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (2015). DO NOT SCALE THE DRAWINGS. USE THE DIMENSIONS CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION. VERIFY ALL DIMENSIONS, MATERIALS USED AND CONDITIONS BEFORE STARTING CONSTRUCTION. VERIFY ALL CABINET LAYOUTS, CABINET ELEVATIONS AND MATERIALS USED WITH MANUFACTURER VENDOR INSTALLATION INSTRUCTIONS BEFORE ORDERING. VERIFY ALL FINISH MATERIALS TO BE 1/2" TYPICAL @ ALL JOINTS LESS THAN 1" FROM FLOOR.

DESIGN LOAD CRITERIA	NOTE: VERIFY LOADS "FOR YOUR AREA"
ATTIC/FLOOR STORAGE LL	50PSF
ATTIC/FLOOR STORAGE LL	100PSF
DECK LL	60PSF
EXTERIOR BALCONIES LL	60PSF
FIRE ESCAPES LL	40PSF
GUARDRAILS AND HANDRAILS LL	20PSF
GUARDRAILS TILL IN COMPONENTS LL	50PSF
PASSENGER VEHICLE GARAGES LL	50PSF
ROOMS OTHER THAN SLEEPING ROOMS LL	40PSF
SLEEPING ROOMS LL	30PSF
STAIRS LL	40PSF
SKYLIGHT	40PSF

EXISTING LOAD	EXPOSURE B
SEISMIC DESIGN CATEGORY D	
ALLOWABLE SOIL PRESSURE 1500 PSF	
OR AS DESIGNATED BY LOCAL BUILDING CODES AND SITE CONDITIONS	

FOUNDATION

6. THE SELECTIONS OF "A" MATERIALS "FOR THE JOINTS AND PLACING OF ALL CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE EDITION (2015). MATERIALS SHALL BE PROPORTIONED TO PRODUCE A DENSE, FLOWABLE MIX HAVING A MAXIMUM SLUMP OF 4" WHICH CAN BE PLACED WITH SEGREGATION OR EXCESS FREE SURFACE WATER. USE MINIMUM 6-2000 PSI WITH 5.5 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE AND A MAXIMUM OF 8.2 GALLONS OF WATER PER 94 LB SACK OF CEMENT. ALL CONCRETE SHALL CONTAIN AN AIR ENTRAINING AGENT. MAXIMUM SIZE OF AGGREGATE IS 3". ALL CONCRETE SHALL BE POURING MONOLITHICALLY BETWEEN CONSTRUCTION AND/OR EXPANSION JOINTS UNLESS SHOWN OTHERWISE. CONCRETE PUMPERS/SUPPLIERS DELIVERY OR BATCH TICKET TO BE ON JOBSITE FOR BUILDING INSPECTOR VERIFICATION.

1. STANDARD FOUNDATION STEM WALL HEIGHTS ARE SHOWN. VERIFY "FOOT DEPTH WITH LOCAL BUILDING CODES "FOR YOUR AREA."

REINFORCING STEEL

9. ALL REINFORCING STEEL SHALL BE GRADE 40 (GRADE 50 IF NOTED) DEFORMED BARS IN ACCORDANCE WITH ASTM SPECIFICATION A-615. LAP ALL SPLICES 12 BAR DIAMETERS OR 18" MINIMUM UNLESS OTHERWISE SHOWN. PROVIDE ELBOWS/BAIRS 90 DEGREES TO LAP HORIZONTAL STEEL AT CORNERS AND INTERSECTIONS ON "FOOTINGS AND WALLS. REINFORCEMENT SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED BY IMPROVED CHAIRS, SPACERS OR TIES SECURED IN PLACE DURING GROUT OR CONCRETE PLACEMENT.

MINIMUM CONCRETE COVER "FOR REINFORCING STEEL"	
USE:	PROTECTION:
SLAB AND WALL BARS	1"
INTERIOR "AGES"	1" (80 AND SMALLER)
EXPOSED TO WEATHER OR EARTH	2" (80 OR LARGER)
FOOTING BARS	3"

4. VENEER SUPPORTS NO LOAD OTHER THAN ITS OWN AND THE VERTICAL DEAD LOAD OF VENEER ABOVE. 10. PLACE "FOOTINGS ON NATIVE OR COMPACTED SOIL WITH 1500PSF BEARING CAPACITY (ASSUMED). BOTTOM OF EXTERIOR "FOOTINGS SHALL BE MINIMUM 18" BELOW THE "FINISHED GRADE. BACKFILL WITH A WELL DRAINING MATERIAL FREE OF ORGANIC DEBRIS OR DEBRIS. 11. FOUNDATION SUPPORT "FOOD SHALL EXTEND AT LEAST 8" ABOVE THE ADJACENT "FINISHED GRADE. 12. FOUNDATIONS "FOR BUILDINGS WHERE THE GROUND SURFACE SLOPES MORE THAN 12" IN 10' SHALL BE STEPPED SO THAT BOTH TOP AND BOTTOM OF EACH "FOOTING ARE LEVEL. 13. FLOOR "FOOTINGS UNDER BEARING WALLS OF POST AND BEAM SYSTEMS AND CONCENTRATED LOADS SHALL HAVE A MINIMUM OF 8" EDGE IN GROUND. 14. FLOOR "FOOTINGS SHALL PROJECT A MINIMUM OF 8" ABOVE EXPOSED EARTH. 15. WHERE STRUCTURAL COLUMNS AND POSTS ARE EXPOSED TO WEATHER OR WATER SPLASH AND IN BASEMENTS, PROVIDE A 1" PLUMB ABOVE CONCRETE. 16. PROVIDE 18" MINIMUM CRAWLSPACE UNDER "FOOD JOISTS AND 12" UNDER "FOOD GIRDERS. 17. CRAWLSPACE VENTILATION MINIMUM NET AREA OF 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER "FOOD AREA. OPENINGS SHALL BE LOCATED AS CLOSE TO CORNERS AS PRACTICAL AND PROVIDE CROSSL VENTILATION. THE OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT PERMESH WITH MIN OPENINGS OF 1/4" IN DIAMETER.

FRAMING:

18. DESIGN CRITERIA "FOR LUMBER

ALL LUMBER SHALL BE AS "FOLLOWING UNLESS NOTED OTHERWISE. BEAMS "HOLD OR BETTER. POSTS "HOLD OR BETTER. 24. FRAMING WIND OR BETTER. 25. LUMBER SHALL BE KILN DRIED. LL GRADES SHALL CONFORM TO "NAPA GRADING RULES "FOR WESTERN LUMBER". LATEST EDITIONS. ALL "FOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. MAINTAIN MINIMUM 6" CLEAR BETWEEN "FOOD AND EXPOSED EARTH. ALL WALLS SHALL BE GALVANNEED BOX OR CORNERS WALLS. FASTENERS IN PRESSURE TREATED "FOOD SHALL BE OF DIFFERENT COATED GALVANNEED STEEL OR STAINLESS STEEL. ALL MINIMUM NAILING SHALL BE PER IRC TABLE 2304.1.1 UNO. MACHINE BOLTS TO BE A-307. BOLT HEADS AND NUTS BEARING AGAINST "FOOD SHALL BE PROVIDED WITH STANDARD CUT WASHERS. MISCELLANEOUS HANGERS TO BE "SHIMPO". ALL HANGERS "ASTERS

GENERAL REQUIREMENTS: BUILDING ENVELOPE

INSULATION REQUIREMENTS: ROOF/CEILING INSULATION: USE R-4 IN OPEN-SLOPE INSULATION "FOR ATTIC AREAS. MAINTAIN CLEARANCES PER MANUFACTURERS SPECIFICATIONS. INSTALL SAME VENT BATTLES PER ROOF DETAILS. WALL INSULATION: USE R-13 PER RSI "FACED BATT INSULATION ON ABOVE GRADE WALLS. "FACED BATT INSULATION TO BE "FACE STAPLED ONLY. ABOVE GRADE EXTERIOR INSULATION TO BE PROTECTED. FLOOR INSULATION: USE R-30 BATT INSULATION ON ALL CRAWLSPACE "FLOOR AREAS. USE INSULATION SUPPORTS SPACED NOT MORE THAN 24" ON CENTER. INSTALLED INSULATION SHALL NOT BLOCK AIR FLOW THROUGH THE "FOUNDATION VENTS.

GLUED LAMINATED WOOD MEMBERS:

19. GLUED LAMINATED WOOD BEAMS (GLUL) TO BE IN ACCORDANCE WITH ANSI STANDARD A-190.1 AMERICAN NATIONAL STANDARD "FOR STRUCTURAL GLUED LAMINATED TIMBER UNDER STRESS GRADE COMBINATION 24F 14 (24-2000PSI) "FOR SIMPLE SPANS AND 24F 14S "FOR CANTILEVER AND CONTINUOUS SPANS. GLUE SHALL BE CASHEIN HOLD INHIBITOR UNLESS OTHERWISE SPECIFIED. SEALER SHALL BE APPLIED TO ENDS OF ALL JOINTS. BOTTOM LAMINATION TO BE FREE OF UNDESIRABLE KNOTS LARGER THAN 1/2" DIAMETER AT JOINTS. STAMP AND CERTIFICATION IS REQUIRED. 20. DOUBLE ALL JOISTS UNDER PARALLEL WALLS AND PARTITIONS. 21. BOLT JOIST BOLT BETWEEN JOISTS AND RATTERS AT BEARING WALLS. CROSS BRIDGE AT 8' OC MAXIMUM. 22. FLOOR CONSTRUCTION: FLOORING SUB FLOOR SHALL BE GRADE CD-EXTERIOR GULF OR STRUCTURAL EXTERIOR GULF. FLOORING THICKNESS WILL VARY IN PLANS. SUBFLOOR GULF SUB FLOOR TO SUPPORT MEMBERS WITH 80 AT 12" OC AT INTERIOR BEARING POINTS. UNLESS OTHERWISE USE TYPICAL SPEC "FOR ROOF SHEATHING. 23. FIRE STOPPING AND DRAFT STOPPING SHALL BE INSTALLED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL). 24. FOUNDATION CRIPPLE WALLS SHALL BE "FRAMED OF STUDS NOT LESS IN SIZE THAN THE STUDS ABOVE WITH A MINIMUM LENGTH OF 14". OR SHALL BE "FRAMED OF SOLID BLOCKING. WHEN EXCEEDING 4 IN HEIGHT, SUCH WALLS SHALL BE "FRAMED OF STUDS HAVING THE SIZE REQUIRED "FOR AN ADDITIONAL STORY. 25. ALL EXTERIOR WALLS AND MAIN CROSS-STUD PARTITIONS SHALL BE EFFECTIVELY AND THOROUGHLY BRACED.

TRUSSES

26. STRESS ANALYSIS AND DETAILED DRAWINGS SHALL BE STAMPED BY AN APPROVED REGISTERED ENGINEER. DRAWINGS/CALCULATIONS SHALL BE ON JOB SITE "FOR ALL TRUSSES (SIMPSON COMPANY). TRUSS PREMANUFACTURED TRUSSES SHALL BE IDENTIFIED BY MANUFACTURERS STAMP. FIELD ASSIGNED TRUSS ANALYSIS AND DETAILS SHALL BE SUBMITTED TO BUILDING DIVISION "FOR APPROVAL.

27. STRESS ANALYSIS AND DETAILS SHALL BE SUBMITTED TO BUILDING DIVISION "FOR APPROVAL.

DESIGN CRITERIA	
TOP CHORD	LL 20PSF
TOP CHORD	DL 10PSF
BOTTOM CHORD	DL 10PSF
TOTAL	40PSF 145 "OR TILE OR SLATE"

USE APPROVED CONNECTOR PLATES "FOR ALL TRUSSES (SIMPSON COMPANY). TRUSS COMPANY SHALL FURNISH DESIGN CALCULATIONS AND SHOP DRAWINGS "FOR APPROVAL PRIOR TO CONSTRUCTION. THESE SHOP DRAWINGS SHALL BE STAMPED BY PROFESSIONAL ENGINEER. 28. ALL "FOOD EXPOSED TO WEATHER SHALL BE "PROTECTED "FOR DECAY, FRAMING, DECAYING, STAIN, RAILINGS, JOISTS, BEAMS AND POSTS SHALL BE PRESSURE TREATED OR CCA/TREATED. 29. WHEN DECKS, FENCES, ETC. ARE MORE THAN 36" AND/OR GRADE, PROVIDE GUARDRAILS NOT LESS THAN 36" HIGH WITH INTERMEDIATE MEMBERS NOT MORE THAN 4' APART. 30. ALL "FOOD PLATES DIRECTLY IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED "FOOD WITH APPROVED PRESERVATIVE.

FLOOR AND ROOF FRAMING:

31. USE 3/4" APA RATED (200) SHEATHING NAILED TO "FLOOR FRAMING MEMBERS WITH 80 NAILS AT 8" OC AT ALL SUPPORTED EDGES AND 10 NAILS AT 12" OC AT INTERMEDIATE "FRAMES.

USE 1/2" APA RATED (200) SHEATHING ON ROOF NAILED TO TRUSSES OR RATTERS WITH 80 NAILS AT 8" OC AT ALL SUPPORTED EDGES AND 80 NAILS AT 12" OC AT INTERMEDIATE "FRAMES.

SHEATHING SHALL BE INSTALLED PERPENDICULAR TO "FRAMING MEMBERS WITH STAGGERED PANEL EDGES. "FLOOR SHEATHING SHALL BE BOTH GLUED AND NAILED.

32. "FOOD MEMBERS ENTERING HATCHWAY OR CONCRETE REQUIRED 1/2" AIRSPACE ON TOP, SIDES AND ENDS. 33. "FOOD MEMBER END BEARING SHALL HAVE SUFFICIENT BEARING AREA BASED ON ALLOWABLE VALUES "FOR COMPRESSION PERPENDICULAR TO GRAIN. ALL JOISTS SHALL HAVE A MINIMUM OF 2" BEARING AT SUPPORTS. LAP JOISTS TO HAVE 6" LAPS CENTERED OVER INTERIOR SUPPORTS. 34. MINIMUM FASTENING SCHEDULE SHALL BE IN ACCORDANCE WITH TABLE 2304.1.1 OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE. 35. BOTTOM PLATE OF STUD WALLS SHALL BE ATTACHED TO "FOOD "FRAMING BELOW WITH 160 NAILS AT 8" OC STAGGERED UNLESS OTHERWISE NOTED ON PLANS. 36. ALL GENERAL "FRAMING MUST COMPLY TO THE LATEST EDITION OF THE IRC. 37. GULF BEAMS MUST BE SIZED, DESIGNED AND INSTALLED ACCORDING TO MANUFACTURERS SPECS.

GENERAL FINISH NOTES:

38. TUB AND SHOWER ENCLOSURES TO HAVE BACKING BOARD USED AS A BACKING "FOR CERAMIC TILE AND AROUND TUBS AND SHOWERS SHALL BE TYPE PLR (GREENBOARD) OR 1/2" OR 3/4" OR "DURABLOCK. "HONDERBOARD" OR OTHER CODE APPROVED CEMENT BACKBOARD. SHOWERS SHALL BE "FINISHED WITH MOISTURE RESISTANT GWS TO A HEIGHT OF 6" MIN AROUND TUBS. 39. FOR ALL BATHTUB AND TOILET AREAS USE WATER RESISTANT GWS (OR EQUAL) "FOR WALLS AND CEILING. USE PLYWOOD UNDERLAMENT "FLOOR WITH EXTERIOR GRADE. 40. ALL INTERIOR WALLS AND CEILING TO BE COVERED WITH GWS (OR EQUAL). INSTALL WITH METAL REINFORCING AND NAIL TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKS WITH 80 COOLER WALLS. COMPLY TO LATEST EDITION OF THE IRC. TAPE AND TEXTURE TO SPEC. 41. USE 5/8" TYPE "X" (1/2" RATED) GWS ON GARAGE WALLS, CEILING, EXPOSED BEAMS AND POSTS. 42. INTERIOR TRIM AND "FINISHES TO BE DETERMINED BY OWNER.

MISCELLANEOUS:

43. INSULATION OTHERWISE NOTED USE R-31 BATT INSULATION IN EXTERIOR WALLS, R-30 BATT INSULATION IN ALL "FLOORS, R-41 BATT INSULATION IN ALL CEILING AND R-30 IN RATTERS. USE R-14 IN BASEMENT WALLS. R-10 SLAB PERimeter 24" DEPTH. CRAWLSPACE WALLS AT R-11 IF REQUIRED. INSULATE ALL SPACES ADJACENT TO THE EXTERIOR OR TO UNHEATED AREAS. 44. 1/2" OF R-30 INSULATION AT HATCHWAY "FOUNDATION WALLS. 45. INSULATE DOUBLE GLAZED GLASS AT ALL EXTERIOR GLASS AREAS AND TEMPERED GLASS IN ALL SIDING GLASS DOORS AND WINDOWS LESS THAN 18" ABOVE FLOOR. (CHECK ALL LOCAL CODES "FOR ADDITIONAL GLAZING REQUIREMENTS AND ALSO MANUFACTURERS SPECS). VERIFY ALL ROOF DRAIN OPENINGS SIZES WITH MANUFACTURER'S ACTIVES. 46. ALL SLOPES AND DECONCENTRATING GLASS MUST BE INSTALLED TO MANUFACTURER SPECS. 47. PROVIDE CALCULATING AT SINKS, SINKS GLASS DOORS, ENTRY DOORS AND BOTTOM PLATES. 48. CONTRACTOR TO INSTALL SIDE WALL AND CEILING INSULATION IN CONTINUOUS BLANKETS WITHOUT HOLES "FOR ELECTRICAL BOXES AND LIGHT "FIXTURES OR HEATING DUCT WORK. GENEROUSLY CALC ALL OPENINGS AND JOINTS. 49. MECHANICAL AND ELECTRICAL TO BE DESIGNED BY OTHERS. 50. DOORS BETWEEN GARAGE AND RESIDENCE TO BE SELF-CLOSING, TIGHT-FITTING, SOLID "FOOD OR METAL DOOR 1-58" OR MORE IN THICKNESS. 51. KITCHEN RANGE AND BATHROOM EXHAUST FANS SHALL BE VENTED TO THE OUTSIDE VIA METAL DUCTS. UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. CLOTHES DRYERS SHALL BE EXHAUSTED TO THE OUTSIDE "IN AN AREA THAT IS SUITABLE OR CONTAINING OTHER "FUEL BURNING APPLIANCES. 52. HEATING AND COOLING EQUIPMENT LOCATED IN A GARAGE AND WHICH GENERATES A SLOV, SPARK OR FLAME CAPABLE OF IGNITING "FLAMMABLE VAPORS SHALL BE INSTALLED WITH THE PILOTS AND BURNERS OR HEATING ELEMENTS AND SWITCHES AT LEAST 18" ABOVE THE "FLOOR LEVEL. 53. EVERY DRILLING UNIT SHALL BE PROVIDED WITH SMOKE DETECTORS CONFORMING TO THE IRC. STANDARD. DETECTORS SHALL BE MOUNTED ON THE CEILING OR WALL AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO ROOMS USED "FOR SLEEPING PURPOSES. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, THE DETECTOR SHALL BE PLACED AT THE CENTER OF THE CEILING DIRECTLY ABOVE THE STAIRWAY. ALL DETECTORS SHALL BE LOCATED IN ACCORDANCE WITH APPROVED MANUFACTURERS INSTALLATION. WHEN ACTUATED THE DETECTOR SHALL PROVIDE AN ALARM IN THE DRILLING UNIT. 54. ALL HANDRAIL "FURNISHES SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY AND INSTALLED TO LISTED SPECS. 55. APPLIANCES INTENDED "FOR INSTALLATION IN CLOSETS ALCOVES OR CONFINED SPACES SHALL BE SO LISTED. VERIFY CLEARANCES WITH MANUFACTURERS SPECS. 56. FIRE SAFETY DUCTS PIERCING SEPARATION WALL BETWEEN GARAGE AND RESIDENCE USE MINIMUM 60 GALV. STEEL DUCTS. 57. EVERY "FACTORY BUILT CHIMNEY, TYPE I VENT, TYPE B GAS VENT OR TYPE B16 GAS VENT SHALL BE INSTALLED IN ACCORDANCE WITH ITS LISTINGS AND MANUFACTURERS INSTRUCTIONS. 58. "FACTORY BUILT "REPLACES AND INSERTS SHALL BE INSTALLED "FOR CONDITIONS OF LISTING. 59. USABLE SPACE UNDER STAIRS TO BE SURFACED WITH 5/8" TYPE "X" GWS, TAPE AND "FINISH FLOORBOARD. 60. "FIRE BLOCK STAIRS BETWEEN STAIR STRINGERS AT TOP AND BOTTOM AND ALONG RUN BETWEEN STUDS. 61. STAIRWAYS: MAXIMUM RISE 118" MINIMUM RUN 18". MINIMUM HEADROOM 8'0". MINIMUM WIDTH 36" HANDRAILS TO HAVE ENDS RETURNED AND PLACED WITHIN 34" AND 36" MAXIMUM ABOVE TREADS. UNLESS DESIGNATED "FOR THE DISABLED, THE 32" PORTION OF THE HANDRAILS SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDS OF THE HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE NOT LESS THAN 1-1/2" BETWEEN THE WALL AND HANDRAIL. 62. RATTIER TIES: MAXIMUM OF 4" OC PIERCE CEILING JOISTS AND RATTERS ARE NOT PARALLEL. "FASTEN AS REQUIRED. 63. PLYWOOD EXPOSED TO WEATHER SHALL BE MINIMUM 5/8" EXTERIOR. 64. ATTIC VENTILATION: THE NET "FIRE VENTILATING AREA SHALL BE NOT LESS THAN 1/30 OF THE AREA OF SPACE VENTILATED. EXCEPT THAT THE AREA MAY BE 1/300 PROVIDED AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 7' ABOVE EAVE OR CORNER EAVE. 65. RATTIER SPACES ENCLOSURES BY CEILING DIRECTLY APPLIED TO THE UNDERSIDE OF THE RATTIER SHALL BE SIZED TO ALLOW A MINIMUM 1" CLEAR VENTED AIR SPACE ABOVE THE INSULATION. 66. ATTIC ACCESS MINIMUM OPENING 22"00" MINIMUM 30" CLEAR HEADROOM SHALL BE PROVIDED ABOVE THE ACCESS OPENINGS. ATTICS WITH A MINIMUM VENTILATING CLEAR HEIGHT OF LESS THAN 30" NEED NOT BE PROVIDED WITH ACCESS OPENINGS. 67. VAPOR BARRIER: A 6 MIL POLYETHYLENE OR APPROVED VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES (152MM) SHALL BE PLACED BETWEEN THE CONCRETE "FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUB GRADE WHERE NO BASE COURSE EXISTS. EXCEPTION THE VAPOR BARRIER MAY BE OMITTED "FROM DETACHED GARAGES, UTILITY BUILDINGS AND OTHER UNHEATED ACCESSORY STRUCTURES. 68. ALARM REQUIREMENTS: SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2084 AND SHALL BE INSTALLED IN ACCORDANCE TO CODE AND THE MANUFACTURERS INSTALLATION INSTRUCTIONS. CARBON MONOXIDE ALARMS "FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM IN DRILLING UNITS AND ON EACH LEVEL OF THE DRILLING UNIT IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

DOORS, WINDOWS & SKYLIGHTS:

THE REQUIRED EGRESS DOORWAY HAVE A MAXIMUM 1 3/4" STEP "FROM TOP OF THE THRESHOLD TO A MINIMUM 24" DEEP LANDING ON THE EXTERIOR SIDE OF THE DOOR. OTHER EXTERIOR DOORS MAY HAVE A MAXIMUM (2) 3/4" STEPS TO A MIN 36" DEEP LANDING. ALL GLAZING SHALL MEET THE REQUIREMENTS OF THE IBC TABLE 602.1.1 UNO. ALL SKYLIGHTS AND SKYLIGHTS SHALL HAVE LAMINATED GLASS UNO. ALL BEDROOM EMERGENCY EGRESS WINDOWS SHALL HAVE A MIN NET CLEAR OPENING OF 5'3 1/2" FT. MIN NET CLEAR OPENING DEPTH OF 20" AND A MIN NET CLEAR OPENING HEIGHT OF 24". MAX NET HEIGHT OF 44" HEADROOM "FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING. OPENABLE WINDOWS WITH A SLOPE OF 12" AND "FINISHED GRADE OR SURFACE BELOW TO BE A MIN OF 24" AND ADJACENT "FINISHED "FLOOR.

SAFETY GLAZING LOCATIONS PER 2015 IRC SECTION R601

R601.1.1 GLAZING IN ALL "FIXED AND OPERABLE PANELS OF PARTITION, GLAZING AND "BOLD DOORS. R601.1.2 GLAZING IN AN INDIVIDUAL "FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM EDGE IS LESS THAN 40" ANY "FLOOR AND THE GLAZING IS EITHER WITHIN 24" OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION OR ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE HINGE SIDE OF AN INDOOR DOOR. R601.1.3 GLAZING IN AN INDIVIDUAL "FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS: 1. THE EXPOSED EDGE OF AN INDIVIDUAL PANEL IS LARGER THAN 4 5/8" FT. 2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 4" ANY "FLOOR. 3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ANY "FLOOR. 4. 1) OR MORE PANELS SURFACE ARE WITHIN 36" REQUIRED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING. R601.1.4 GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NON STRUCTURAL INFILL PANELS, REGARDLESS OF AREA OR HEIGHT ANY "FLOORING SURFACE. R601.1.5 GLAZING IN WALLS, ENCLOSURES OR "FENCES CONTAINING OR "FACING NOT TUBS, SPAS, FIREPOOLS, SWIMMING POOLS, BEHEATED ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 4" ANY "FLOORING SURFACE. R601.1.6 GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ANY "FLOOR IN THE PLANE OF THE ADJACENT "FLOORING SURFACE OF STAIRWAYS, LANDINGS BETWEEN "LIGHTS OF STAIRS AND RAMP. R601.1.7 GLAZING ADJACENT TO THE LANDINGS AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36" ANY "FLOOR AND WITHIN 48" HORIZONTAL AND LESS THAN 18" DEGREES "FROM THE BOTTOM OF THE TREAD NOSING. "FOR EXCEPTIONS SEE IRC SECTION R601.4

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