



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

**FIRCREST PLANNING/BUILDING DEPARTMENT
STAFF REPORT
CASE # 22-01 Conditional Use Permit**

APPLICANT/OWNER: Andrew Roeck
416 Buena Vista Ave
Fircrest WA 98466

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

LOCATION: 416 Buena Vista Ave

PARCEL ID: Assessor Parcel Number 7160202470

PARCEL SIZE: 8,250 square feet

ZONING CLASSIFICATION: Residential-6 (R-6)

PLAN DESIGNATION: Low Density Residential (LDR)

ADJACENT ZONING: North, East, South, and West: Residential-6 (R-6)
Nearby: Golf Course District (GC) and Neighborhood Commercial (NC)

ENVIRONMENTAL

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

PROPOSAL SUMMARY: The applicant has applied to construct a 582 square foot detached accessory dwelling unit. A site plan, elevations, and floor plan have been included (see exhibit 2). An existing detached accessory building will be removed to accommodate the construction of the new DADU.

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.

ANALYSIS: An analysis of the requested conditional use permit is provided below. Included in this analysis are the approval criteria listed in FMC 22.68.003 that must be met for the application to be approved and certain arguments presented by the applicant in favor of an affirmative finding for each criterion.

Criterion (1): 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 accessory 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-6 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. Once complete, the project should not be injurious towards the surrounding properties.

Criterion (2): 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 comply with all applicable building, performance, and design standards and guidelines, as well as all the 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 neither reiterated nor 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 conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.*

Finding: The FMC required 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.

- 2. Only one ADU is being created.*

Finding: There is no other ADUs on the property.

3. *The property owner will occupy either the principal unit or the ADU as their permanent residence.*

Finding: The property owner will sign an affidavit attesting to the requirement.

4. *The detached ADU complies with the accessory building size limits and related standards listed in FMC 22.58.003.*

Finding: The proposed detached ADU will be 582 square feet, which is slightly less than the maximum 600 square feet allowed under FMC 22.58.003. The building placement will meet the 5-foot side and rear yard setback standards. Building height will not exceed the 18-foot height limit for detached accessory buildings.

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

Finding: The proposed detached ADU will be designed to resemble the exterior design and colors of the principal unit.

6. *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.*

Finding: Garage and driveway parking are provided at the existing dwelling. On-street parking is available on Buena Vista Avenue. Staff does not believe any additional off-street parking will be required.

7. *The ADU shall be connected to the utilities of the principal unit.*

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

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

Finding: The total occupants will not exceed the City's definition of family.

9. *A concomitant agreement 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: The agreement will be signed and filed prior to the issuance of the Certificate of Occupancy.

Criterion (3): 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 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, using 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.

Criterion (4): 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 ensure zoning code compliance in terms of specific ADU requirements.

COMMENTS RECEIVED: No public or agency comments were received prior to the issuance of the written staff report. Staff did receive an inquiry from a neighbor about utility hook-ups and the ADU height. Staff provided the neighbor with all the documentation that was received to date. The ADU will hook up to existing utilities and meets the Code requirements for height.

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

1. Prior to issuance of a certificate of occupancy, the property owner shall file a form required by the planning director with the Pierce County Auditor identifying the presence of the ADU and applicable ADU restrictions as required by FMC 22.58.012(c)13.
2. Prior to issuance of a certificate of occupancy, the property owner shall sign and record an affidavit confirming that she will be residing in either the principal unit or DADU and that she will at no time receive rent for the owner-occupied unit.

Jayne Westman

March 11, 2022

Jayne Westman, Planning & Building Director

Date

Exhibits:

1. [Conditional Use Permit Application](#)
2. [Plans and Elevations](#)
3. [Notice of Application](#)
4. [Legal Notice](#)

RECEIVED

By Jayne Westman at 9:41 am, Jan 25, 2022

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:

Andrew Roek

Address:

416 Buena Vista Ave. Fircrest, WA 98466

Representative (if different):

N/A

Phone:

734 927 2107

Email:

Anroek@gmail.com

Property Owners (if different):

N/A

Phone:

Email:

Project Address:

416 Buena Vista Ave Fircrest WA 98466

Brief Description of Project:

Detached ADU

Parcel Number(s):

7160202470

Site Area (square footage):

8,250

Land Use Designation:

1101 Single family dwelling

Zoning Designation:

R-6

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

Physical Characteristics of Site:

110' x 75' plot with two existing buildings.

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:

1-7-22

Signature:

Date:

Detached ADU: Conditional Use

Submittal

Submittal Items

Please included the following:

- ☐ Land Use Application
- ☐ 2 sets of 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 ADU will be built with standard construction safety practices, keeping environmental impact in mind. The proposed ADU will be designed to resemble the existing structure in style and color.

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?

The ADU dimensions meet Fircrest sizing requirements and site placement regulations. The building will comply with the 2018 Washington State Residential Energy Code.

3. **How** will the proposal be consistent and compatible with the goals, objectives and policies of the comprehensive plan?

A new structure that provides more than most studio apartments will help further the comprehensive plan's goal of adequate shelter in Fircrest. The exterior will be visually appealing, designed to be similar in style and matching in color to the primary residence.

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

AK 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.

AK Only one ADU may be created per principal unit.

AK 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.

AK 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.

AK 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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Chapter 22.58.012

ACCESSORY DWELLING UNITS (ADUs)

The purpose is to provide homeowners with a means of obtaining rental income, companionship, security, and services and to add affordable units to the existing housing stock for people with income levels that might otherwise preclude them from finding homes within the city.

A detached ADU shall be processed as a conditional use, pursuant to Chapter 22.68 FMC and must meet the following standards and criteria:

- 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. When there are practical difficulties in carrying out the provisions of this subsection, the building official may grant modifications for individual cases provided the intent of the applicable code is met.
- Only one ADU may be created per principal unit.
- 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.
- An ADU may be developed in either an existing or a new single-family residence.
- A detached ADU shall comply with accessory building size limits and related standards listed in FMC 22.58.003.
- A detached ADU shall use the same design vocabulary as the principal unit to the extent feasible.
- 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 meet the guidelines of the chapter.
- In order to encourage the development of housing units for people with disabilities, the director may allow reasonable deviation from the requirements of this section when necessary to install features that facilitate accessibility. These facilities shall conform to Washington State regulations for barrier-free facilities.
- An ADU shall be connected to the utilities of the principal unit and may not have separate water, and sewer services.
- 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.
- 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.

This is a summary of the process. For complete development regulations, please see FMC Chapter 22.58.012.



THE CITY OF FIRCREST

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

ACCESSORY DWELLING UNIT CONCOMITANT AGREEMENT

This agreement, entered into this 12th day of January 2020^{3rd AR}, by and between Andrew Roeck, hereinafter referred to as the 'Applicant,' and the City of Fircrest, Washington, a municipal corporation, hereinafter referred to as the 'City.'

WITNESSETH:

WHEREAS, the Applicant has applied for an Accessory Dwelling Unit (ADU):

WHEREAS, the City and the Applicant are both interested in complying with FMC Title 22 Land Development and the ordinances of the City of Fircrest relating to the provision of ADUs;

WHEREAS, the Applicant is the property owner (i.e., title holder or contract purchaser) of the property described as follows:

address; parcel number

416 Buena Vista Ave Fircrest, WA 98466
#7160202470

Hereinafter sometimes referred to as the 'Site,' and

WHEREAS, the Applicant has indicated a willingness to cooperate with the Planning/ Building Department of the City to ensure compliance with all City ordinances and all other local, state, and federal laws relating to the use and development of the Site; and

WHEREAS, the City, in addition to civil and criminal sanctions available by law, desires to enforce the rights and interests of the public by the Concomitant Agreement.

NOW THEREFORE, the Applicant does hereby covenant and agree as follows:

1. The Applicant promises to comply with all terms of this agreement;
2. The Applicant hereby agrees to be bound by and to comply with the following requirements, which shall not be subject to waiver or variance:
 - a. 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. When there are practical difficulties in carrying out the provisions of this subsection, the building official may grant modifications for individual cases provided the intent of the applicable code is met.
 - b. An ADU may be attached to, or detached from, the principal unit.
 - c. Only one ADU may be created per principal unit.
 - d. 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.
 - e. An ADU may be developed in either an existing or a new single-family residence.
 - f. An attached ADU shall not exceed 800 square feet or 40% of the principal unit's gross floor area (excluding garage space), whichever is less; provided, if the ADU is completely located on a single floor, the director may allow increased size in order to efficiently use all floor area. A detached ADU shall comply with accessory building size limits and related standards listed in FMC 22.58.003.
 - g. An attached ADU shall be designed to maintain the architectural design, style, appearance and character of the principal unit as a single-family residence. If an attached ADU extends beyond the current footprint or existing height of the principal unit, or requires modifications to the exterior of the building, the addition or modifications must be consistent with the existing façade, roof pitch, siding, windows, and other exterior design elements and finish materials. A detached ADU shall use the same design vocabulary as the principal unit to the extent feasible.
 - h. Only one entrance is permitted to be located on the front façade of the principal unit. If a separate outside entrance is necessary for an attached ADU, it must be located either on the rear or side of the principal unit. This entrance shall be located in such a manner as to be unobtrusive from

the same view of the building that encompasses the main entrance to the principal unit.

- i. 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.
 - j. In order to encourage the development of housing units for people with disabilities, the director may allow reasonable deviation from the requirements of this section when necessary to install features that facilitate accessibility. These facilities shall conform to Washington State regulations for barrier free facilities.
 - k. An ADU shall be connected to the utilities of the principal unit and may not have separate water, sewer and electrical services.
 - l. 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: "Family" means an individual, individuals related by blood, marriage, or adoption, up to and including six individuals who are not related by blood, marriage, or adoption, residing in a single-family dwelling unit (including family group home), individuals with a handicap as defined in the Federal Fair Housing Amendments Act of 1988 (42 USCS Section 3602) as amended and residing in a group home or children residing in a group home.
 - m. 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.
3. Applicant agrees and understands that prior to obtaining a Certificate of Occupancy, all required improvements should have been completed and accepted by the City.

4. No modifications of this agreement shall be made unless mutually agreed upon by the parties in writing.
5. The City may, at its discretion, bring a lawsuit to compel specific performance of the terms of this agreement. In addition to all other remedies available to the City by law, the City reserves the right to revoke its approval of the ADU permit should the Applicant fail to comply with any of the terms and conditions of this agreement.
6. If any condition or covenant herein is not performed by the Applicant, the Applicant hereby consents to entry upon the site by the City, or any entity, individual, person or corporation acting on behalf of the City for purposes of curing said defect and performing said condition or covenant. Should the City in its discretion exercise the rights granted herein to cure said defect, the Applicant, his/her successors and assigns, consent to the entry of the City on the above-described property and waive all claims for damages of any kind whatsoever arising from such activity and the Applicant further agrees to pay the City all costs incurred by the City in remedying said defects or conditions. The obligations contained in this section are covenants running with the land, and burden the successors and assigns of the respective parties. Upon the sale of the property, a new owner shall be required to sign a new affidavit of residency pursuant to Fircrest Municipal Code Title 22.
7. In the event that any term or clause of this agreement conflicts with applicable law, such conflict shall not affect other terms of this agreement, which can be given effect without the conflicting term or clause, and to this end, the terms of this agreement are declared to be severable.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the day and year first above written.

ATTEST:

CITY OF FIRCREST

By _____
Planning/Building Director

By _____
(Applicant Name)

ACCESSORY DWELLING UNIT (ADU)
AFFIDAVIT OF RESIDENCY

(I/We) certify, pursuant to Fircrest Municipal Code Title 22, as the property owner(s) (i.e. title holder or contract purchaser) of the property located at 416 Buena Vista Ave, Fircrest, WA 98466, that I (I/We) occupy either the main dwelling unit or the accessory dwelling unit and that I (I/We) will continue to maintain residency in either the main dwelling unit or the ADU upon issue of a Certificate of Occupancy. In addition, I (I/We) further attest that at no time shall I (I/We) receive rent for the owner-occupied unit. I (I/We) further recognize that falsely attesting owner-residency shall be a misdemeanor subject to a fine not to exceed \$5,000.00, including all statutory costs, assessments and fees. I (I/We) also acknowledge that I (I/We) shall not subdivide the ADU or otherwise segregate the ADU in ownership from the main dwelling unit.

Signed by Owner(s):



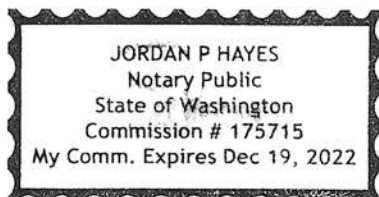
STATE OF WASHINGTON)

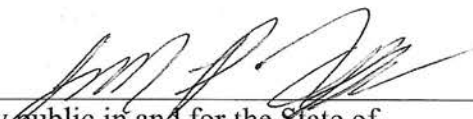
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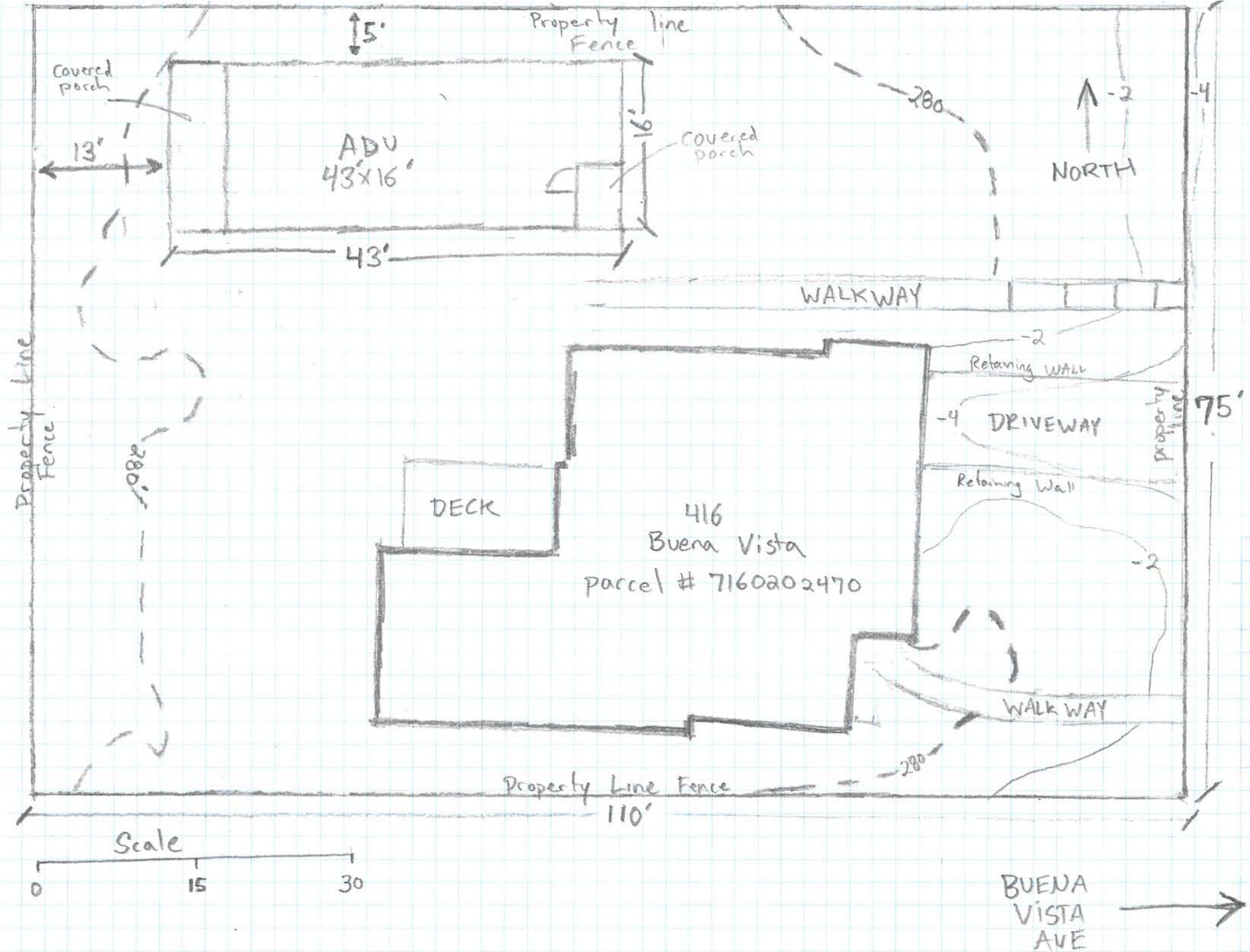
County of Pierce)

I, THE UNDERSIGNED, a Notary Public in and for the State of Washington, do hereby certify that on this 12 day of January, 2022, personally appeared before me Andrew Roek, to me known to be the individual(s) who executed the above instrument, and acknowledged said instrument to be their free and voluntary act and deed, for the uses and purposes above mentioned.

GIVEN under my hand and official seal the day and year last above written.




Notary public in and for the State of
Washington, residing at Pierce
My commission expires: 12-19-22



SHEET INDEX:

- 1/
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- ELEVATION, CROSS SECTIONS
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- ROOF PLAN, LIGHTING LAY OUT
- 5/
- 3D INTERIOR DRAWINGS

GENERAL NOTES:

THESE ARE STOCK PLANS.

INFORMATION PROVIDED IN THESE DRAWINGS REPRESENT BUILDING DESIGN ONLY AND WAS PREPARED IN ACCORDANCE WITH IRC 2018. LOCAL BUILDING AUTHORITY MAY REQUIRE ADDITIONAL DRAWINGS PREPARED BY REGISTERED ENGINEER OR OTHER DESIGN PROFESSIONAL TO ISSUE BUILDING PERMIT. DETAILED INFORMATION (NOT PART OF THESE DRAWINGS) SPECIFYING PROPOSED HOUSE SYSTEMS AND PRODUCTS SUCH AS ELECTRICAL, PLUMBING, HVAC, INSULATION, WINDOWS, DOORS ETC. MAY ALSO BE REQUIRED.

THE BUILDER SHALL, PRIOR TO CONSTRUCTION COMMENCEMENT, VERIFY THE PLANS SUITABILITY FOR THE CHOSEN BUILDING SITE, VERIFY ALL DIMENSIONS IN THESE DRAWINGS AND DETERMINE IF ANY MODIFICATIONS TO THESE DRAWINGS ARE NECESSARY TO MEET ALL APPLICABLE BUILDING CODES.

THE BUILDING DESIGN PRESENTED IN THESE DRAWINGS UTILIZES STANDARD PLATFORM FRAMING TECHNOLOGY USING DIMENSIONAL LUMBER AND ENGINEERED LUMBER PRODUCTS AS AVAILABLE IN THE USA . ALL STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO BEAMS, BEAM SUPPORTS, STEEL BEAM AND FLOOR JOIST HANGERS, ROOF BRACING AS WELL AS ALL FOUNDATION DETAILS SHOWN IN THESE DRAWINGS ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED , MODIFIED AND SPECIFIED AS NEEDED PRIOR TO CONSTRUCTION BY A QUALIFIED ENGINEER BASED ON SITE SPECIFIC TOPOGRAPHICAL, GEOLOGICAL, CLIMATE, SEISMIC AND FLOOD RISK CONDITIONS.

ALL CONSTRUCTION WORK MUST BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE NATIONAL AND LOCAL BUILDING, ELECTRICAL, MECHANICAL, PLUMBING AND ENERGY CODES AND ANY OTHER CONDITIONS IMPOSED BY THE LOCAL BUILDING AUTHORITY.

IF THE HOME IS BEING CONSTRUCTED IN AN AREA UNDER NO BUILDING DEPARTMENT JURISDICTION IT IS STRONGLY RECOMMENDED THAT IRC 2018 IS FOLLOWED AS "BEST PRACTICES" .

BUILDING CODES AT THE LOCATION OF THE CONSTRUCTION SITE SHALL GOVERN OVER ANY INFORMATION IN THESE DRAWINGS.

PRINTING INSTRUCTIONS:

THESE DRAWINGS ARE SET UP TO BE VIEWED IN A PDF VIEWER.

WHEN PRINTED COPY IS DESIRED, PRINT ON 24" X 36" SHEETS AT 100% SIZE
SCALE OF DRAWINGS WILL BE AS NOTED.

NEVER SCALE DRAWINGS FOR CRITICAL DIMENSIONS.



DOOR SCHEDULE				
NUMBER	ROOM NAME	QTY	SIZE	DESCRIPTION
D01	ENT. CL ENTRY	1	2'6" L/R IN	DOUBLE HINGED-LOUVERED
D02	HALL/LIVING	1	2'6" L/R IN	DOUBLE HINGED-LOUVERED
D03	BEDROOM/REAR COVERED PORCH	1	5'4" R EX	EXT EGRESS FRENCH (OUT SWINGING) GLASS DOOR
D04	ENTRY/FRONT COVERED PORCH	1	3'0" L EX	EGRESS EXT DOOR
D05	DINING/LIVING	1	1'1" S	DOORWAY
D06	HALL/BEDROOM	1	2'6" L IN	HINGED DOOR
D07	HALL/BATH	1	2'6" L IN	HINGED DOOR
D08	CLOSET/BEDROOM	1	5'0" L/R	4 DR. BIFOLD-LOUVERED

VERIFY EGRESS REQUIREMENTS, VERIFY SAFETY GLAZING AS REQUIRED BY CODE
HEADER HEIGHT IS STANDARD 80" ABOVE SUBFLOOR UNLESS NOTED OTHERWISE

WINDOW SCHEDULE				
NUMBER	ROOM NAME	FLOOR	QTY	SIZE
W01	LIVING	2	1	20'20" W
W02	BEDROOM	1	3	2'4" H
W03	BEDROOM	1	2	20'40" H
W04	LIVING	1	1	20'40" H
W05	BATH	1	1	18'18" W
W06	DINING	1	2	26'50" H
W07	UNSPECIFIED	2	1	20'20" W

GENERAL CONSTRUCTION NOTES:

THESE STOCK PLANS ARE INTENDED TO BE USED BY A PROFESSIONAL BUILDER FAMILIAR WITH STANDARD BUILDING TECHNIQUES AND WORK SEQUENCES, JOBSITE MANAGEMENT AND LOCAL BUILDING CODE REQUIREMENTS.

THE DESIGN IS USING STANDARD DIMENSIONAL LUMBER AND ENGINEERED LUMBER PRODUCTS SUCH AS PLYWOOD, LVL BEAMS AND TJI JOISTS AS AVAILABLE IN THE USA.

IT IS THE BUILDER'S RESPONSIBILITY TO REVIEW THESE PLANS PRIOR TO ANY CONSTRUCTION IS STARTED AND DETERMINE THE SUITABILITY FOR THE CHOSEN LOCATION.

SOME ADJUSTMENTS OR MODIFICATIONS TO THESE DRAWINGS MAY BE REQUIRED TO CONSTRUCT THE HOUSE ON SPECIFIC SITE. THE DETAILS SHOWN ARE GENERIC AND SOME MODIFICATIONS MAY BE REQUIRED BASED ON LOCAL BUILDING CODES AND SITE-SPECIFIC CONDITIONS SUCH AS SNOW LOADS, WIND LOADS, FLOOD RISK, SEISMIC CONDITIONS AND OTHERS.

SEE SEPARATE FOUNDATION NOTES ON FOUNDATION PLAN SHEET IN THIS SET.

THE BUILDER AND HIS/HER SUBCONTRACTORS SHALL BE FAMILIAR AND SKILLED IN BUILDING TECHNIQUES SPECIFIC TO THEIR REGION AND ABLE TO SPECIFY AND EXECUTE DETAILS AND SYSTEMS INCLUDING BUT NOT LIMITED TO FRAMING DETAILS OF WALLS, CEILING, JOIST LAY OUT, ROOF AND ROOF BRACING, CORNICE SHEATHING, INSULATION AND WATERPROOFING, HEATING AND AIR-CONDITIONING, ELECTRICAL SYSTEM AND PLUMBING. STANDARDS AND DETAILS FOR THESE SYSTEMS ARE NOT SHOWN IN THESE DRAWINGS. THEY ARE CONSIDERED INDUSTRY STANDARD OR BUILDER'S OPTION, VARY FROM REGION TO REGION AND ARE OFTEN SUBJECT TO UNIQUE, LOCAL CODE REQUIREMENTS. IT IS THE BUILDER'S RESPONSIBILITY TO MAKE PROVISIONS FOR THESE AND ALL OTHER ASPECTS OF HOME BUILDING PRIOR TO START OF ANY CONSTRUCTION.

LOCAL BUILDING CODES GOVERN OVER ANY INFORMATION CONTAINED IN THESE DRAWINGS.

PLAN SPECIFIC FRAMING NOTES:

CONSTRUCTION TYPE: DIMENSIONAL LUMBER, SITE FRAMED, WALL STUDS 16" O.C., EXTERIOR WALLS 2X4, INTERIOR WALLS 2X4

ROOF STRUCTURE: DIMENSIONAL LUMBER, SITE FRAMED, 2x6 RAFTERS 16" O.C. BRACED EVERY 8'-0" HORIZONTALLY WITH PURLINS. FOLLOW ALL LOAD AND SPAN LIMITATIONS OF SPECIES OF WOOD USED AS PER I.R.C. GUIDELINES

FIRST FLOOR SYSTEM:

MONOLITHIC CONCRETE SLAB - TO BE ENGINEERED FOR SITE SPECIFIC CONDITIONS

FIREPLACE:

THIS PLAN IS DESIGNED TO USE A WOOD BURNING STOVE OR PRE-MANUFACTURED METAL FIREPLACE AS MADE BY SUPERIOR, MAJESTIC, HEAT-N-GLO AND OTHERS CAN BE ACCOMMODATED. FOR INSTALLATION AND FRAMING REQUIREMENTS FOLLOW MANUFACTURERS INSTRUCTIONS AND REQUIREMENTS AS WELL AS LOCAL CODES. IF SOLID MASONRY FIREPLACE IS DESIRED, FOUNDATION MUST BE ENGINEERED ACCORDINGLY.

SHEATHING: ALL EXTERIOR WALLS ARE SHEATHED WITH CODE APPROVED 1/2" OSB

ROOF DECKING: CODE APPROVED 1/2" OSB

SIDING: HARDI PRODUCTS FIBER CEMENT SIDING OR EQUIVALENT - STYLE IS OWNER'S CHOICE

DIMENSIONS SHOWN ARE TO FRAMING, NOT VENEER OR SIDING SURFACES.

DIMENSIONS ARE ROUNDED TO NEAREST HALF INCH. MAKE TWO OR MORE DIMENSIONS EQUAL WHERE "EQ" FOLLOWS THE NUMBER. VERIFY FRAMING REQUIREMENTS OF ALL FIXTURES AND APPLIANCES PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: FIREPLACES, APPLIANCES, BATH TUBS, HEAT AND AIR UNITS, RETURN AIR AND DUCTING.

NOTE:
PROVIDE NON-COMBUSTIBLE SURROUND FOR WOOD STOVE AS REQUIRED BY CODE

ENGINEERING NOTES:

ALL ENGINEERED STRUCTURAL MEMBERS SUCH AS BEAMS AND STEEL BEAM SUPPORTS, STEEL BEAM HANGERS, ANCHORS, FLOOR TRUSSES, ROOF STRUCTURE AND BRACING FOR CONCRETE OR CLAY ROOFING TILE MUST BE DESIGNED OR SPECIFIED BY QUALIFIED STRUCTURAL ENGINEER. SOME MODIFICATIONS OF SUCH STRUCTURAL MEMBERS SHOWN IN THESE DRAWINGS MAY BE NECESSARY BASED ON SPECIFIC LOCAL CONDITIONS AND CIRCUMSTANCES.

IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO SECURE ALL ENGINEERING SERVICES AS NEEDED PRIOR TO CONSTRUCTION AND TO VERIFY ALL DIMENSIONS IN THESE DRAWINGS.

NOTE:

THIS GENERIC FOUNDATION PLAN IS FOR REFERENCE ONLY. IT MUST BE REVIEWED AND MODIFIED AS NECESSARY BY QUALIFIED STRUCTURAL ENGINEER BASED ON SITE-SPECIFIC CONDITIONS. SUCH ENGINEER'S SPECIFICATIONS AND LOCAL BUILDING CODE GOVERN OVER ANY INFORMATION PROVIDED IN THESE DRAWINGS.

NOTES:

FOUNDATION DETAILS SHOWN ARE TYPICAL AND MAY BE REVISED BY THE STRUCTURAL ENGINEER BASED ON SITE SPECIFIC CONDITIONS AND LOCAL BUILDING CODE REQUIREMENTS.

SOILS WITH PLASTICITY INDEX HIGHER THAN 15 OR SLOPING TERRAIN (CUT AND FILL BUILDING PAD) AND OTHER CONDITIONS WILL REQUIRE ADDITIONAL ENGINEERING TO PREVENT DIFFERENTIAL MOVEMENT AND UNEVEN SETTLING.

BEAMS: 24" DEEP, 12" WIDE

SLAB: 4" THICK

REINFORCEMENT (TYPICAL):

BEAMS - (2) #5 REBAR TOP AND (2) #5 REBAR BOTTOM AS SHOWN. SLAB - #3 REBAR 12" O.C. BOTH DIRECTIONS, SUPPORTED BY PLASTIC CHAIRS TO ASSURE 2" CONCRETE COVERAGE ON TOP AND BOTTOM.

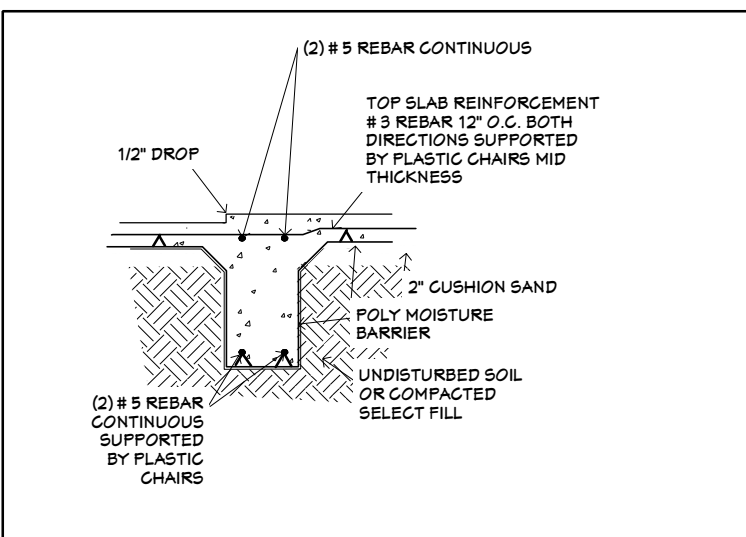
(2) #5 REBAR 12" LONG AT EACH INSIDE CORNER AS SHOWN - ATTACHED WITH WIRE TIES TO #3 REBAR GRID

MINIMUM REBAR OVER LAP:

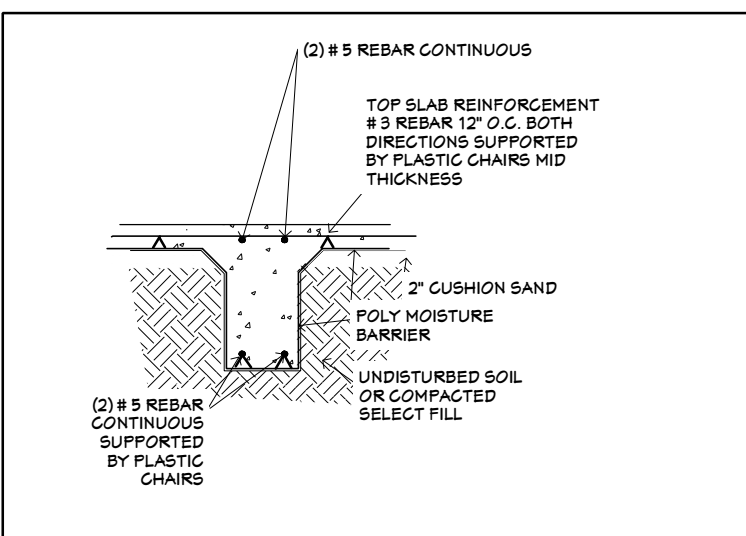
#5 = 24"

#3 = 30"

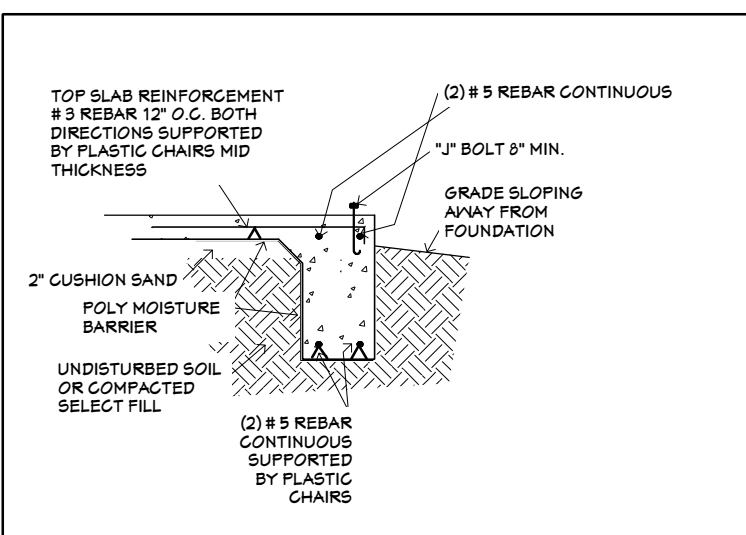
USE #5 REBAR 30"x30" MIN 1" L" CORNERS IN BEAMS.



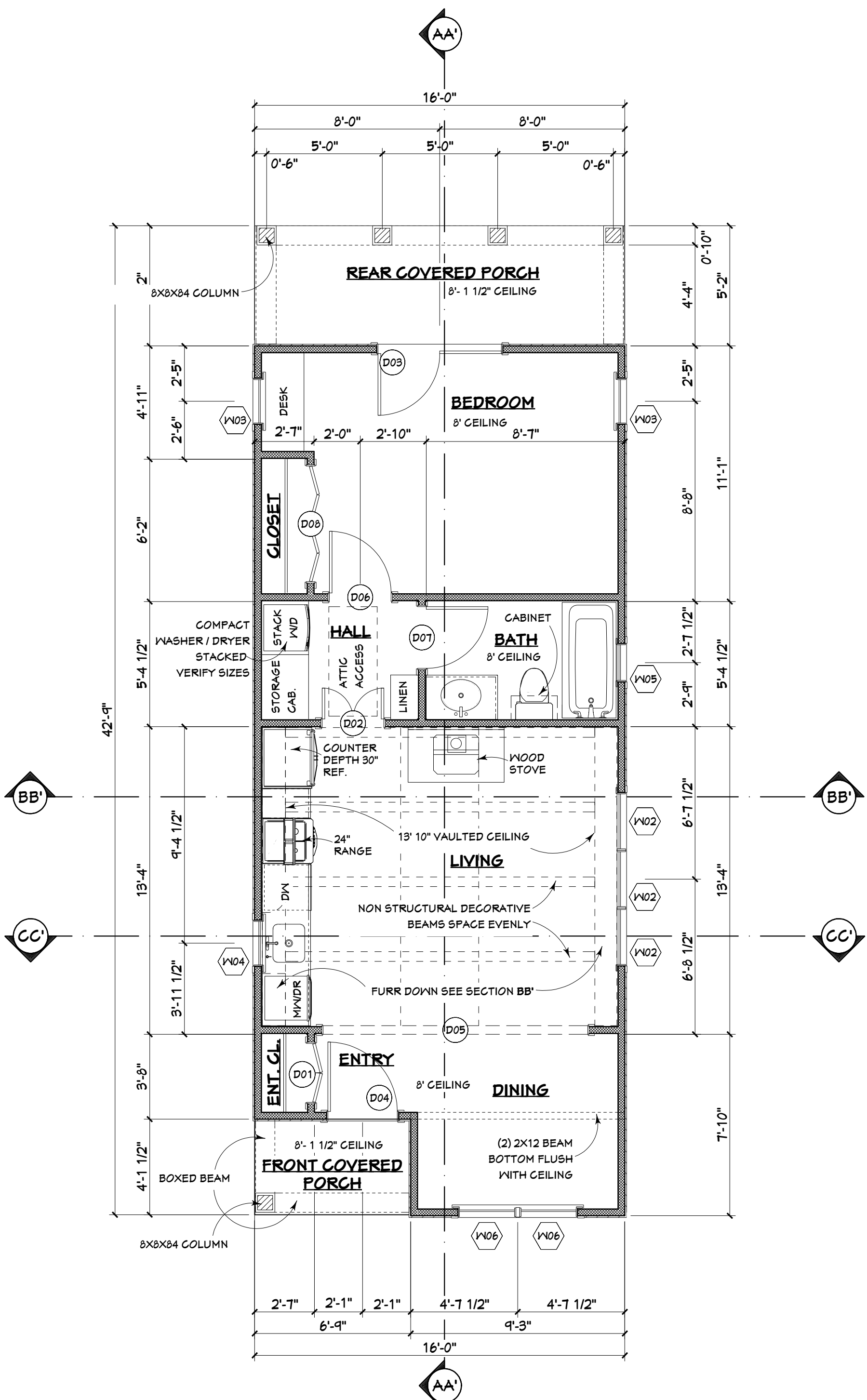
DETAIL F01 PORCH DROP



DETAIL F02 INTERIOR BEAM (TYP.)



DETAIL F03 PERIMETER BEAM (TYP.)



AREA INFORMATION:	
FIRST FLOOR A/C AREA:	582 SQ. FT.
TOTAL LIVING AREA:	582 SQ. FT.
BACK PORCH:	81 SQ. FT.
FRONT PORCH:	27 SQ. FT.
TOTAL AREA UNDER ROOF:	690 SQ. FT.
TOTAL ROOF SURFACE AREA:	1,072 SQ. FT.

FIRST FLOOR PLAN

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

FOUNDATION PLAN
FOUNDATION DETAILS

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

SCALE: 1/2" = 1' - 0"

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

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

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

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

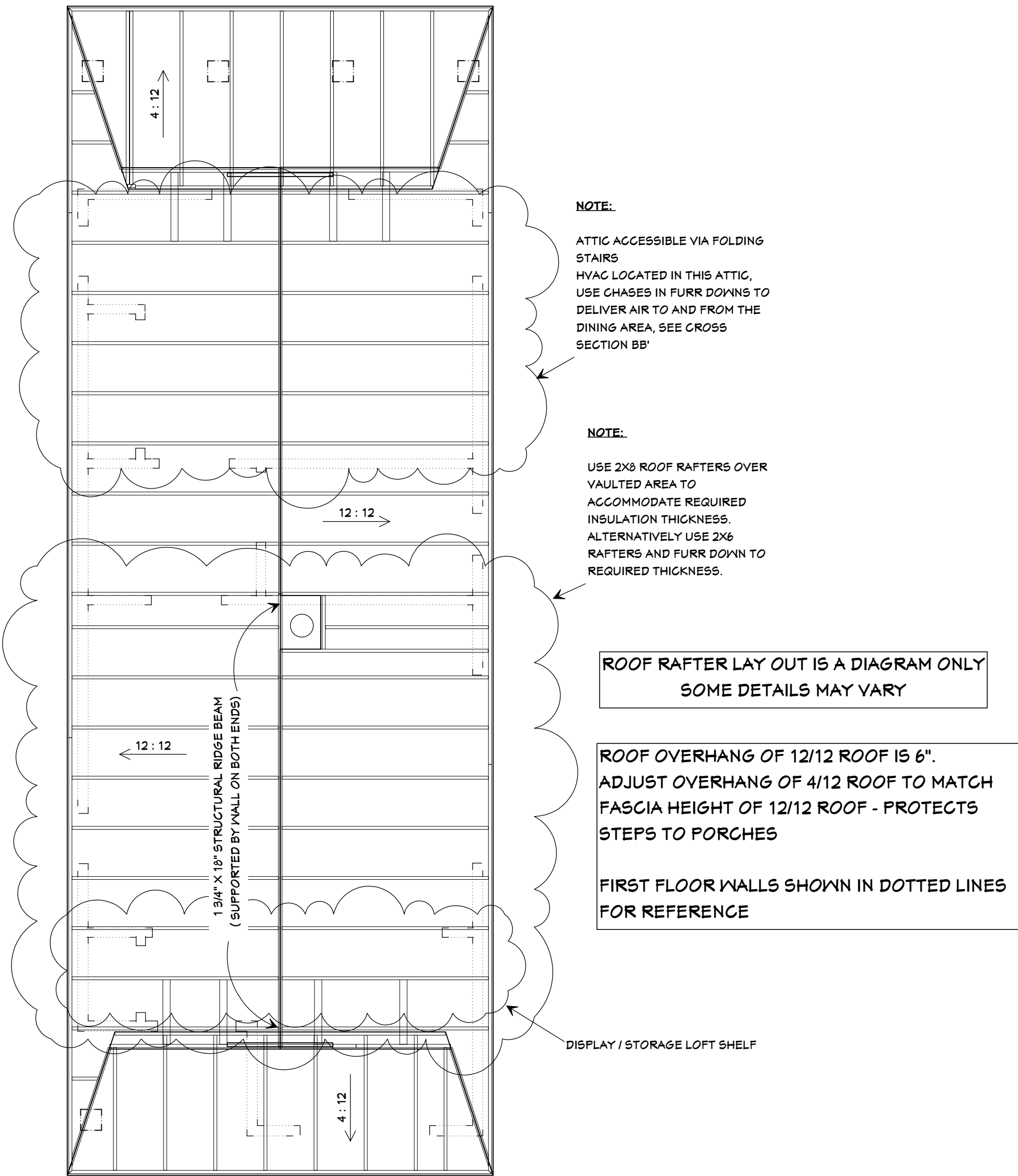
SCALE: 1/4" = 1' - 0"

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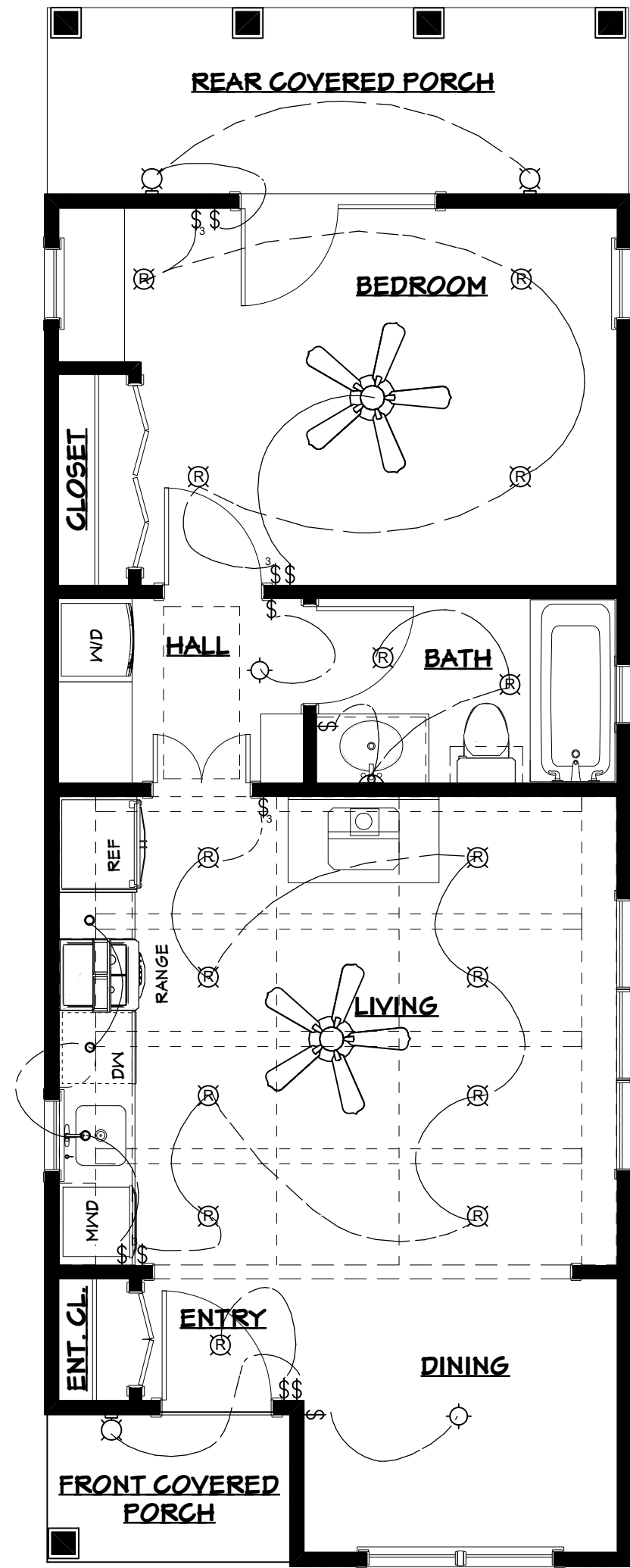
ROOF PLAN

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



LIGHTING AND SWITCH LOCATION LAY OUT

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

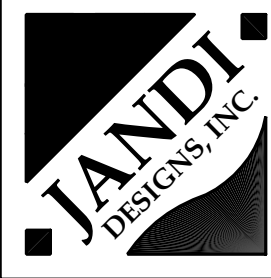


NOTE:

THIS LAY OUT SHOWS RECOMMENDED MAIN LIGHTING GROUPS AND SWITCH LOCATIONS ONLY. THIS IS NOT A COMPLETE ELECTRICAL PLAN.

SOME LIGHT SUCH AS CABINET LIGHTING, ART LIGHTING, ACCENT LIGHTS OR SWITCHED OUTLETS FOR LAMPS ARE NOT SHOWN.

ELECTRICAL PLAN MUST BE DEVELOPED ACCORDING TO OWNER'S PREFERENCES AND LOCAL BUILDING CODES

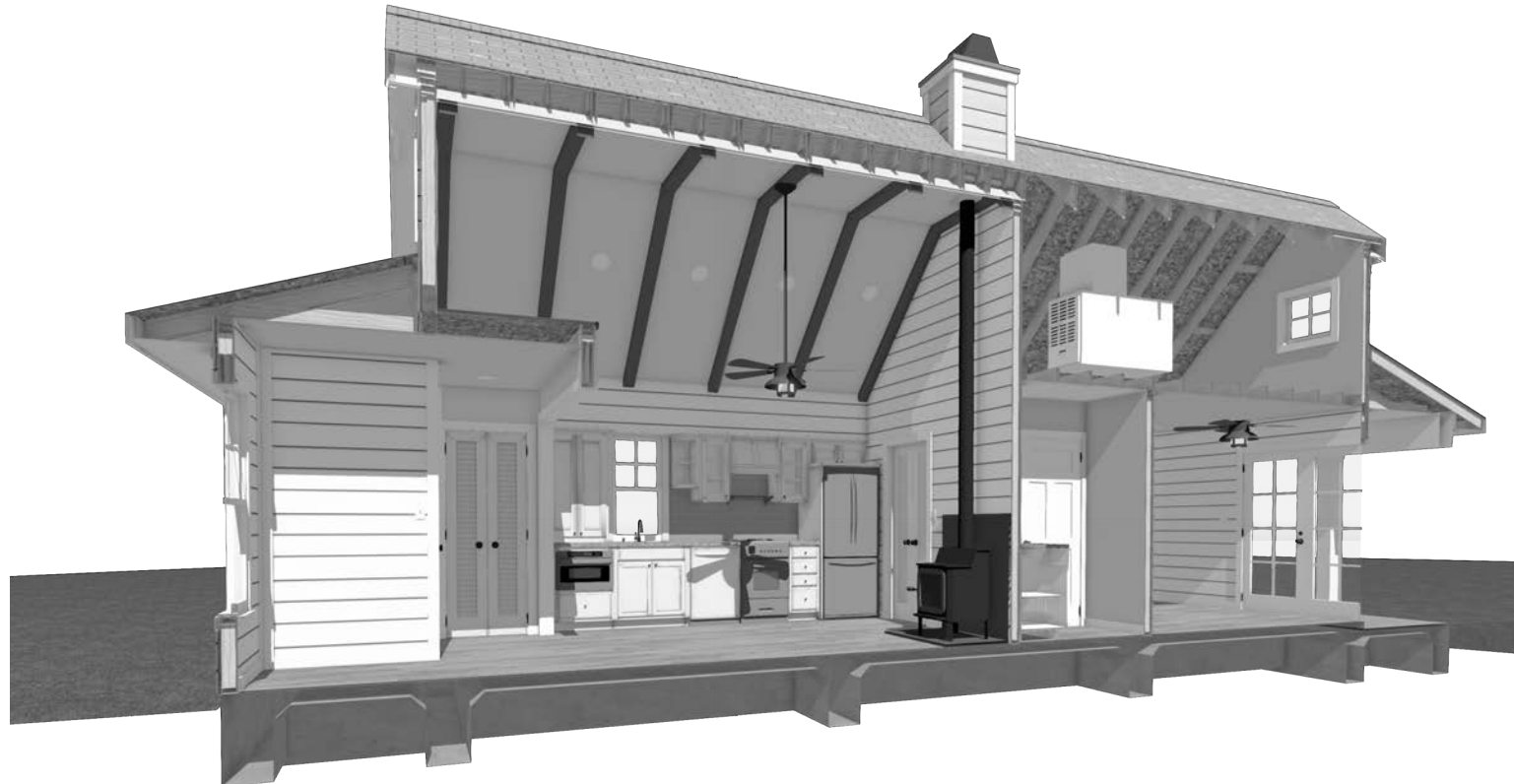




FROM DINING TO LIVING

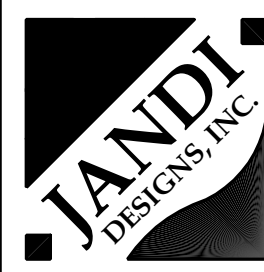


LIVING / KITCHEN / DINING



CROSS SECTION

3D VIEWS - FOR VISUALIZATION ONLY. SOME DETAILS MAY VARY OR BE MISSING





Notice of Application

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

Issued: February 22, 2022
Public Hearing: March 22, 2022

PROJECT INFORMATION

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

Project Location: 416 Buena Vista Ave

PERMIT APPLICATION

Case Number: 22-01

Applicant: Andy Roeck
416 Buena Vista Ave
Fircrest WA 98466

Date of Application: January 19, 2022

Complete Application Date: February 11, 2022

Other Permits/Reviews Which May Be Required: Building Permits including structural engineering.

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-6 (R-6). 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

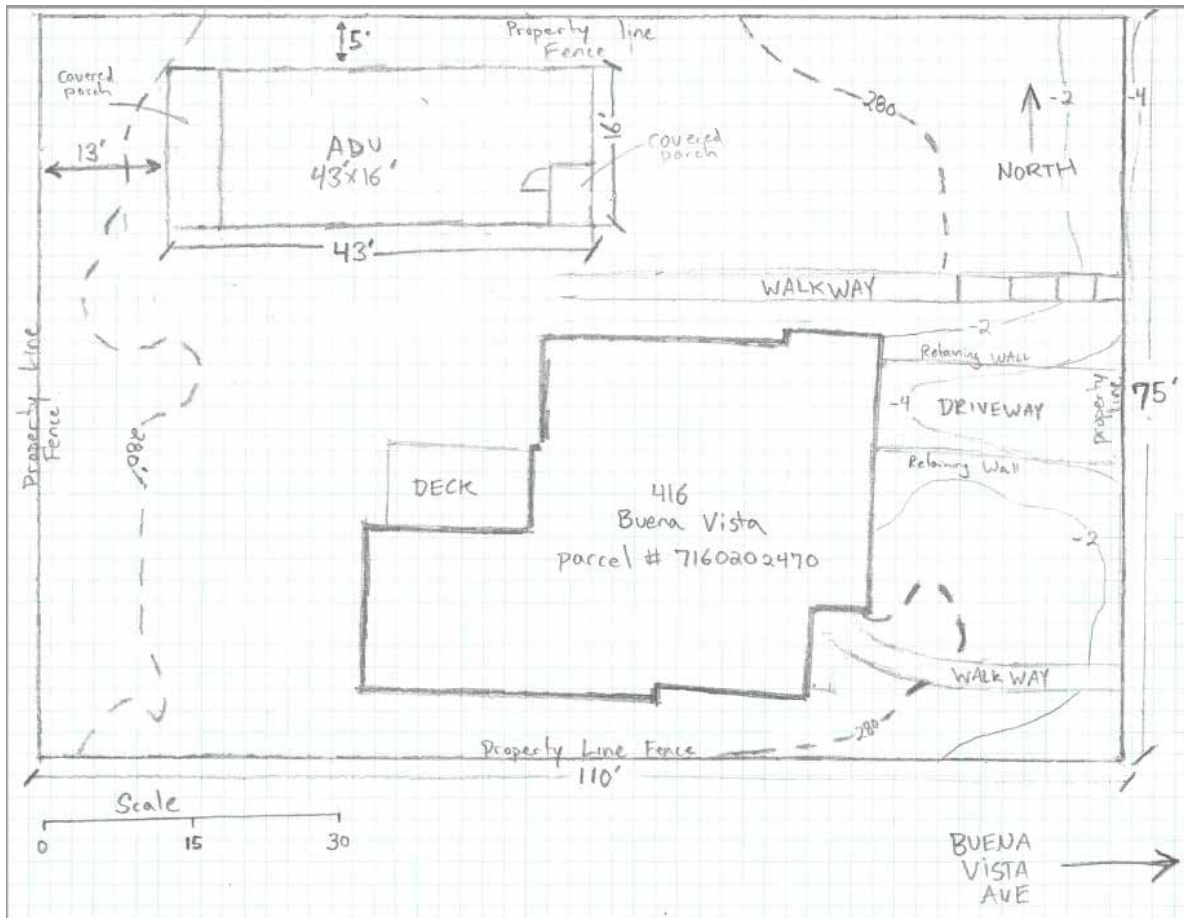
Proposal Comment Period: The public is invited to comment on the proposal beginning *February 28, 2022, and ending March 11, 2022, at 5:00 p.m.* Comments received by the deadline will be considered by staff when it prepares a recommendation to the Hearing Examiner on the proposed project.

Written comments shall include the application name and case reference number (Case 22-01) 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/>





Notice of Public Hearing published in the Tacoma Daily Index on 2/28/2022 & 3/14/2022

NOTICE IS HEREBY GIVEN that the City of Fircrest Hearing Examiner will conduct a public hearing at 2:00 p.m. on March 22, 2022, to consider the application Conditional Use Permit to construct a new detached accessory dwelling unit at 1334 Coral Drive.

Applicant: Andrew Roeck, 416 Buena Vista Ave, 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.