Commissioners
Kelly Cochran, Chair
Jeff Craig, Co-Chair
Karen Wilson
Chris Rule
Erika Bartholomew
Jennifer McKinney
Dan Swanson

City Representation
Scott Larson, City Administrator
Kim Agfalvi, City Clerk
Carmen Smith, Planner
Danielle Charchenko, Exec Assistant

City of Orting
Planning Commission Agenda

Monday, August 1st, 2022
7:00pm
City Hall Council Chambers

If joining virtually:

Phone Dial-in - Charges may apply
+1.253.215.8782

To join the meeting on a computer or mobile phone:

https://us06web.zoom.us/j/84258510354?pwd=WG5hTFlaNkp2dmtSMUpOd1NVWHhXZz09

Meeting ID: 842 5851 0354
Password: 291175

A. CALL MEETING TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL
The public may attend this meeting virtually via the platform Zoom by clicking the link above or by telephone, or in person at City Hall.

1. Is there a motion to excuse Commissioner(s) from this meeting?

B. AGENDA APPROVAL
1. Does the agenda require an addition or removal of a topic?

C. PUBLIC COMMENTS
Comments may be sent to the Planning Commission Acting Secretary Kimberly Agfalvi at clerk@cityoforting.org by 1:00pm on the day of the meeting and will be read into the record at the meeting. In the case of a question, the chair will refer the matter to the appropriate administrative staff member. Comments that come in after the deadline will be read into the record at the next Planning Commission meeting.

D. APPROVAL OF MINUTES
1. Are the minutes of June 6, 2022 meeting correct and accurate?
2. Are the minutes of July 7, 2022 meeting correct and accurate?

E. ARCHITECTURAL DESIGN REVIEW
1. ADR 2022-07 – Duplex - 514 Deeded Lane SW – Ryan Stennes.
2. ADR 2022-08 – Fourplex - 215 Corrin Ave NW – Ronhovde Architects LLC.

F. NEW BUSINESS
1. Comprehensive Plan Amendments.
2. Sign Code Amendments.

G. OLD BUSINESS
1. Dumpsters.
2. Update on signage at Shell station and the two adult family homes north of Orting Cardinal Stadium.

H. GOOD OF THE ORDER
1. Planned Absences.
2. Report on Council Meetings.
3. Agenda setting.

I. ADJOURN

NEXT PLANNING COMMISSION MEETING: THURSDAY, September 8, 2022

City of Orting

PLANNING COMMISSION MINUTES

June 6, 2022

Chair Kelly Cochran called the meeting to order at 7:02 pm. Roll call found Commissioners Jeff Craig, Karen Wilson, Erika Bartholomew, and Jennifer McKinney in attendance. A quorum was present.

Commissioners Rule and Swanson were absent from the meeting.

ATTENDANCE:

City	Acting Commission Secretary Kim Agfalvi, City Administrator Scott Larson, Accounts Receivable Clerk Danielle Charchenko.
Professional Representatives	City Planner Stephanie Hindmarch

AGENDA APPROVAL:

Agenda Approval	Co-Chair Craig moved to adopt the agenda. Commissioner Bartholomew seconded the motion and it carried.

MINUTES:

Approval of Minutes for May 2, 2022	Commissioner Craig moved to approve the May 2nd, 2022 minutes with the following corrections: • Agenda Approval – Three additions, not two, include Shell station signage. • Include meeting extension time 8:29pm Commissioner McKinney seconded the motion and it carried.

ARCHITECTURAL DESIGN REVIEW:

A. ADR 2022-04 – D&D Construction/Big J's

City Clerk Kim Agfalvi read aloud the ADR Staff report and the staff recommendations. Chair Cochran stated that construction should be allowed to start, with the conditions that design and colors of garage door be submitted for approval and the dumpsters be screened form view. Co-Chair Craig stated that he would like to know what material the roof is made out of, the color of the roof, what materials will be used for siding and roofing, what colors the building will be painted to include the type of paint used and wanted to make sure the design of the garage door would be in compliance with the Victorian/Western theme.

Co-Chair Craig moved to table the ADR 2022-04 until the petitioner provides materials, paint colors and type of paint for the roof and siding, the design of the garage door, and have submitted a plan to screen their dumpsters from view to be in compliance with the Orting Municipal Code.

Commissioner McKinney seconded the motion and it carried.

NEW BUSINESS:

Manufactured Housing Code Amendments

City Planner Stefanie Hindmarch reviewed the proposed code amendments to allow for manufactured homes that are no more than 3-years old on the date the home is placed on the lot and must be placed on a legal lot with a permanent foundation.

The Public Hearing was opened at 7:19pm and closed at 7:20pm with no public testimony offered.

Co-Chair Craig moved to forward the recommendation for approval to the City Council as presented.

Commissioner McKinney seconded the motion and it carried.

OLD BUSINESS:

Dumpster Code Violations

City Clerk Kim Agfalvi briefed about the dumpsters not in compliance and the steps being taken to work on the issue. Properties mentioned were Café Elite, Corrin Ave Apartments, a single-family home on Tacoma Ave, Arrow Lumber, Big J's, and D&D Construction.

Signage Code Violations

City Clerk Kim Agfalvi updated on signage at the Shell station and both of the adult family homes. Cardinal Country signage at Pioneer Self Storage was addressed and requested that an ADR mural permit be submitted.

GOOD OF THE ORDER:

Planned Absences

City Clerk Kim Agfalvi will attend virtually, Co-Chair Craig may or may not be virtual.

Report on Council Meetings

City Administrator Scott Larson gave a brief report on projects around the City.

- State Route 162 Bridge design was approved.
- Replacing the Kansas outfall was approved.
- City Hall will allow the Council Chambers to be used as a public meeting space during City Hall operating hours.
- The City approved sponsorship to the Rock Festival on July 16th.
- The City signed an interlocal agreement with Orting School District for use of school buses during summer programs
- Recovery Café is now leasing the old City Hall building.

Agenda Setting

Commission asked that the following topics be added to the June meeting:
ADR- D&D/Big J's, dumpsters, signage, and mural permit update.

ADJOURNMENT:

Meeting Adjournment

Commissioner Craig moved to adjourn the meeting at 7:59pm.
Commissioner McKinney seconded the motion and it carried.

ATTEST:

_____	_____
Kelly Cochran, Commission Chair	Kim Agfalvi, Acting Commission Secretary

City of Orting

PLANNING COMMISSION MINUTES

July 7, 2022

Chair Kelly Cochran called the meeting to order at 7:05 pm. Roll call found Commissioners Jeff Craig, Erika Bartholomew, Dan Swanson and Jennifer McKinney in attendance. A quorum was present.

Commissioners Rule and Wilson were absent from the meeting.

ATTENDANCE:

City	Acting Commission Secretary Danielle Charchenko, City Administrator Scott Larson.

AGENDA APPROVAL:

Agenda Approval	Co-Chair Craig moved to adopt the agenda. Commissioner McKinney seconded the motion and it carried.

MINUTES:

Approval of Minutes for June 6, 2022	No Minutes for previous meeting were presented.

ARCHITECTURAL DESIGN REVIEW:

A. ADR 2022-05 – Earthwise Pet – Mike Thomas, Valley Sign.

Chair Cochran read the staff report for ADR 2022-05. Staff recommendation was approval with the condition that the sign be resized so that it does not exceed (30) square feet per OMC 13-7-9 (B) (2). Mike Thomas from Valley Sign stated the previous business's sign was (40) square feet and Earthwise should match surrounding signs for aesthetic. City Administrator Scott Larson stated that OMC 13-7-9 for Retail and MUC "A maximum of 30 square feet of sign shall be permitted. No combination of signs shall exceed 10% of the façade to which they are attached."

Co-chair Craig moved acceptance of ADR 2022-05 with the provision that they reduce their sign from (50) square feet to (40) square feet to take place of previous sign, granting a variance of the (30) square feet for OMC 13-7-9. Commissioner McKinney seconded the motion and it carried.

B. ADR 2022-06 – Glacier West Storage – Mike Thomas, Valley Sign

Chair Cochran read the staff report ADR 2022-06. Staff recommends the following: Grant a variance for the non-electronic portion of the freestanding commercial sign advertising Glacier West Storage, per OMC 13-7-9 (A). Staff does not recommend approval of the electronic sign, per OMC 13-7-4 (L) (8). Approval with the following variance per OMC 13-7-10 (D) should be granted for the "Entering Cardinal Country" sign to allow the top of the sign to be up to 6 feet tall per OMC 13-7-2. Mike Thomas from Valley Sign stated that based on the information given for the LED board, they have decided to remove that feature from the proposal. The completed sign will have stacked stone, LED not included, wood sign moved down to eliminate (2) feet, measuring (6) feet total, with a possible gap to be left between sign and stone base. Mr. Thomas stated that he added a decorative accent to the top of the sign for aesthetics. The stated the base will be triangle with a façade built around the bottom to give a monument style sign and that the base will consist of hollow boxes on the inside with custom manufactured caps to cover posts and keep rain from getting inside, with faux stone surrounding base.

Chair Cochran stated she was concerned about people messing with hollow boxes. Mr. Thomas stated the custom caps will permanently cover the hollow boxes.

The "Entering Cardinal Country" sign will be replacing the current banner hanging on fence.

Co-chair Craig moved to adoption and approval of ADR 2022-06 with understanding of variances needed, following the staff recommendations and delete the LED from signage. Commissioner McKinney seconded the motion and it carried.

C. ADR 2022-04 – Big J's – D&D Construction – Blake Collier.
Chair Cochran read the staff report for ADR 2022-04 Staff recommendation was of approval with the conditions that the service area for screening of dumpster be out of the right of way and the dumpster will be stored inside the newly constructed bay until service area is complete. Co-chair Craig stated that D&D Construction successfully answered the Planning Commission questions about color and materials for their proposal.

Co-Chair moved to adopt and approve ADR 2022-04 with compliance of staff recommendations. Commissioner McKinney seconded the motion and it carried.

NEW BUSINESS:

None

OLD BUSINESS:

Dumpster Code Violations	City Administrator Scott Larson stated Big J's and D&D Construction have resolved their dumpster issues and he has been in communication with Café Elite. He briefed that he and Officer Joe Palombi will be meeting with Café Elite to discuss a solution. Corrin Ave Apartments has not responded to any communications sent out and that he will continue try to get in contact with Corrin Ave Apartments before moving to next enforcement steps.
Signage Code Violations	Orting Valley Adult Family Home (815 Old Pioneer Way) came in to City Hall on Tuesday for clarification on signage codes. They were given a copy of the OMC 13-7-5 and the design guidelines. The business owner stated that he would reach out to Valley Sign. American Adult Family Home (1005 Old Pioneer Way) had not submitted an ADR application but had taken down temporary signage. City Administrator Scott Larson stated that the Shell station is still working through signage issues.

GOOD OF THE ORDER:

Planned Absences	Co-Chair Craig and Commissioner McKinney both stated they will not be able to attend the August meeting.
Report on Council Meetings	City Administrator Scott Larson gave a brief report: • Council is currently working on house bill 1220 Supportive and Transitional Housing Code Amendments and stated the Council has made progress, but haven't come to a final agreement and that Council is still working on an issue with the language trying to narrow down setbacks.

City of Orting Staff Report
Planning Commission

City of Orting
ADR 2022-07 Duplex

APPLICANT / OWNER:
Ryan Stennes – Contractor
RST Investments - Owner

LOCATION OF PROPOSAL:
514 Deeded Lane SW, Orting, WA 98360

DESCRIPTION OF PROPOSAL: The applicant is building a duplex and is seeking an Architectural Design approval of the structure.

STAFF REPORT:
The property is located in the "Residential - Urban" (RU) zone. The proposed use of this property is subject to the conditions of OMC 13-6-7A "Architectural Design Review".

- The applicant submitted a building design with the application; see attached.
- The applicant has submitted a Building Permit application: Permit # DUPLEX-22-0001
- The applicant has submitted a picture of black iron goose-neck lights. The duplex design does not indicate the location(s) of the lighting on the structure.
- The applicant has chosen four (4) Sherman Williams Historical Colors for the exterior of the structure. Colors confirmed on Sherman Williams web-site. Applicant did not include a color rendering of the duplex.
- Applicants duplex design includes several architectural aspects to meet the City's architectural design guidelines; gridded windows, batten & board and other western architectural attributes.
- The applicant is screening the trash service area with a cedar fence.
- The design shows a 2-car garage for each unit which meets the on-site parking requirement.
- The Building Official, Tim Lincoln has received one of the ADR packets submitted.

STAFF RECOMMENDATION: Staff recommends approval of ADR 2022-07 as presented.

PREPARED BY: Danielle Charchenko

****PLANNING COMMISSION DECISION – August 1, 2022****

_____
Kelly Cochran, Planning Commission Chair

_____
Scott Larson, City Administrator

- Update on Main Parks Master Plan and briefed that the item was sent back to committee for further discussion.
- Manufactured Home code amendments have been generally accepted but The City is waiting for a comment from the Department of Commerce before the amendments can be adopted.
- Council had approved the purchase of an electronic reader board to replace current reader board.
- City Planner Stefanie Hindmarch accepted an job offer with another firm and City Administrator Scott Larson will be meeting with AHBL on Monday to discuss a new contract planner for the City.

Agenda Setting	Commission asked that dumpster violations and sign violations be kept on the agenda.

ADJOURNMENT:

Meeting Adjournment	Commissioner Craig moved to adjourn the meeting at 8:06pm. Commissioner McKinney seconded the motion and it carried.

ATTEST:

_____ _____

Kelly Cochran, Commission Chair Kim Agfalvi, Acting Commission Secretary

CITY OF ORTING

ARCHITECTURAL DESIGN REVIEW CRITERIA

The following criteria will be used by the Planning Commission in its decision making on your proposed project. Please carefully review the criteria, respond to each criterion (if applicable), and describe how your site plans and building elevations meet the criteria. If the space provided for response is insufficient, use extra space on last page or use blank paper to complete response and attach to this form.

1. RELATIONSHIP TO BUILDING/STRUCTURE SITE

The site shall be planned to accomplish a desirable transition with the streetscape; facilitate pedestrian movement; locate parking areas behind buildings, screen service areas; and be compatible with adjoining building in height and scale.
DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:
Trash can area will be located at end of hammerhead and will be screened by cedar fence.

2. RELATIONSHIP OF BUILDING/STRUCTURE AND SITE TO ADJOINING AREA

The site shall be planned to accomplish a harmony in texture, line and mass; and attractive landscape transitions with adjoining areas.
DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:
N/A

3. LANDSCAPE AND SITE TREATMENT

The sire shall be planned to accomplish the preservation of existing topographic patterns; inviting and stable appearing walks and parking areas; landscaping that enhances architectural features and provide shade. Service yards shall be screened, in

winter and summer, by the use of walls, fencing, planting or a combination of these. Exterior lighting shall be of a design and size compatible with the building's "Turn of the Century/Western-Victorian" theme. Excessive brightness and brilliant colors shall be avoided.

DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:

The plan is to do two shrubs per side with bark beds and one tree per side

4. BUILDING/STRUCTURE DESIGN

The site shall be planned to accomplish the architectural style of "Turn of the Century/Western-Victorian". Evaluation of a project will be based on quality of its design and relationship to the natural setting of the valley and mountain surroundings.

DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:

We modified front elevation to accomplish turn of the century western. Please see attached.

5. SIGNAGE

The signs shall be planned to reflect the architectural concept of the "Turn of the Century/Western-Victorian" style. All exterior signs shall be characteristic of the early 1900's in size, material, color, lettering, location, number, and arrangement. Signs shall be illuminated by indirect lighting; internally illuminated sign are prohibited. All materials used in the indirect lighting of exterior signs shall be UL listed. In addition, the Washington State Energy Code shall be adhered to and a Washington State Department of Labor and Industry Electrical Permit and inspection shall be required.

DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:

N/A

6. PAINTING

Exterior paint colors shall be planned to reflect the architectural concept of the "Turn of the Century/Western-Victorian" style. All exterior paint colors shall be characteristic of the early 1900's.

DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:
We will be choosing a body, trim and accent color from the Sherwin Williams historic colors selection.

7. LIGHTING

Exterior lighting shall be planned to reflect the architectural concept of the "Turn of the Century/Western-Victorian" style. All exterior lighting shall be characteristic of the early 1900's in size, material, color, lettering, location, number, and arrangement. All materials used must UL listed. In addition, the Washington State Energy Code shall be adhered to and a Washington State Department of Labor and Industry Electrical Permit and inspection shall be required.
DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:
We will be installing black iron gooseneck style lights on the exterior.

8. MISCELLANEOUS STRUCTURES AND STREET FURNITURE

All miscellaneous structures and street furniture shall be planned to reflect the architectural concept of the "Turn of the Century/Western-Victorian" style.
DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:
N/A

Ryan Stenner
Signature

10-4-21
Date

City use only
ADR # _____
Fee Paid _____
Date Received _____

Strongway Multi-Mount Outdoor/Indoor Barn Light — 16in. Dia., 200 Watts, Black, Model# 23201091-BS

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Historical paint colors from Sherwin Williams

Colors Shown

SW 2821	SW 2851	SW 2846	SW 0050
Downing Stone	**Sage Green Light**	**Roycroft Bronze Green**	**Classic Light Buff**

GENERAL NOTES

BUILDING CODE: 2018 INTERNATIONAL BLDG. CODE (IBC), AND BY REFERENCE WHERE APPLICABLE THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED BY LOCAL JURISDICTION.

ROOF LIVE LOAD = 25 PSF (SNOW)
ROOF DEAD LOAD = 15 PSF
FLOOR LIVE LOAD = 40 PSF
FLOOR DEAD LOAD = 15 PSF
WIND LOAD = 110 MPH WIND SPEED, EXPOSURE 'B', RISK CAT. II
TYPE: V OCCUPANCY GROUP: R-3

DESIGN CRITERIA: TABLE R301.2(1)

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE SHIELD UNDER-LAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
25	110				D1/D2	MOD	18	SLIGHT-MOD	17	NO	PER LOCAL JURISDICTION	50	50

ADDITIONAL REQUIRED SUBMITTAL ITEMS
ITEMS TO BE SUBMITTED BY THE OWNER OR CONTRACTOR AT TIME OF PERMIT SUBMITTAL:
- MFG. JST. DESIGN AND LAYOUT IF APPLICABLE (FROM MANUFACTURER)
- MFG. TRUSS DESIGN AND LAYOUTS (FROM MANUFACTURER)

SITE WORK

GENERAL
UNLESS A SOILS INVESTIGATION BY A QUALIFIED SOILS ENGINEER IS PROVIDED, FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 1500 PSF, EXTERIOR FOOTINGS SHALL BEAR 18" (MINIMUM) BELOW FINISHED GRADE. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS. BACKFILL TO BE THOROUGHLY COMPACTED.

CONCRETE

MINIMUM COMPRESSIVE STRENGTH OF CONCRETE PER TABLE R402.2

TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION	MINIMUM COMPRESSIVE STRENGTH (f'c) AT 28 DAYS
	MODERATE WEATHERING POTENTIAL
BASEMENT SLABS & INTERIOR SLAB ON GRADE, EXCEPT GARAGE FLOOR SLABS. (NON-STRUCTURAL)	2,500 psi
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS & OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER	3,000 psi (5% to 7% air entrained)
PORCHES, CARPORT SLABS & STEPS EXPOSED TO THE WEATHER & GARAGE FLOOR SLAB.	3,000 psi (5% to 7% air entrained)

CONCRETE 'BATCH TICKET' SHALL BE AVAILABLE ON SITE FOR REVIEW BY BUILDING OFFICIAL REINFORCING STEEL TO COMPLY WITH ASTM A615 GRADE 60. U.N.O. (SEE STRUCTURAL)

FOUNDATION

BOLT HEADS AND NUTS BEARING AGAINST WOOD TO BE PROVIDED WITH 1/4"x3"x3" PLATE WASHERS. WOOD BEARING ON OR INSTALLED WITHIN 1" OF MASONRY OR CONCRETE TO BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.
FOUNDATION SILL BOLTS TO BE 5/8" DIAMETER AT 5'-0" O.C. U.N.O. WITH MIN. 7" EMBEDMENT METAL FRAMING CONNECTORS TO BE MANUFACTURED BY SIMPSON STRONG-TIE OR USP STRUCTURAL CONNECTORS.
ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE TREATED LUMBER SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4. (END CUT SOLUTION BY WOLMANIZED WOOD) PER IRC R317.1.1, FASTENERS FOR PRESSURE PRESERVATIVE AND FIRE RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
6" MIN. CLEARANCE BETWEEN WOOD AND GRADE.
12" MIN. CLEARANCE BETWEEN FLOOR BEAMS AND GRADE.
18" MIN. CLEARANCE BETWEEN FLOOR JOIST AND GRADE.
DAMPPROOFING EXCEPT WHERE REQUIRED BY SEC. R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE DAMPPROOFED FROM THE HIGHER OF (a) THE TOP OF THE FOOTING OR (B) 6 INCHES BELOW THE TOP OF THE BASEMENT FLOOR, TO THE FINISHED GRADE. MASONRY WALLS SHALL HAVE NOT LESS THAN 3/8 INCH PORTLAND CEMENT PARGING APPLIED TO THE EXTERIOR OF THE WALL. THE PARGING SHALL BE DAMPPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING:
1. BITUMINOUS COATING.
2. 3 POUNDS PER SQ. YD. OF ACRYLIC MODIFIED CEMENT.
3. 1/8" COAT OF SURFACE-BONDING CEMENT COMPLYING WITH ASTM C 887.
4. ANY MATERIAL PERMITTED FOR WATERPROOFING IN SEC. R406.2.
5. OTHER APPROVED METHODS OR MATERIALS.
EXCEPTION: PARGING OF UNIT MASONRY WALLS IS NOT REQUIRED WHERE A MATERIAL IS APPROVED FOR DIRECT APPLICATION TO THE MASONRY.
CONCRETE WALLS SHALL BE DAMPPROOFED BY APPLYING ANY ONE OF THE LISTED DAMPPROOFING MATERIALS OR ANY ONE OF THE WATERPROOFING MATERIALS LISTED IN SECTION R406.2 TO THE EXTERIOR OF THE WALL.

WATERPROOFING R406.2 - IN AREAS WHERE A HIGH WATER TABLE OR OTHER SEVERE SOIL-WATER CONDITIONS ARE KNOWN TO EXIST, EXTERIOR FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE WATERPROOFED FROM THE HIGHER OF (a) THE TOP OF THE FOOTING, OR (b) 6 INCHES BELOW THE TOP OF THE BASEMENT FLOOR, TO THE FINISHED GRADE. WALLS SHALL BE WATERPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING:
1. 2-PLY HOT-MOPPED FELTS.
2. 55 POUND ROLL ROOFING..
3. 6-MIL POLYVINYL CHLORIDE.
4. 6-MIL POLYETHYLENE
5. 40-MIL POLYMER-MODIFIED ASPHALT.
6. 60-MIL FLEXIBLE POLYMER CEMENT.
7. 1/8" CEMENT-BASED, FIBER-REINFORCED, WATERPROOF COATING.
8. 60-MIL SOLVENT-FREE, LIQUID-APPLIED SYNTHETIC RUBBER.
EXCEPTION: ORGANIC-SOLVENT-BASED PRODUCTS SUCH AS HYDROCARBONS, CHLORINATED HYDROCARBONS, KETONES AND ESTERS SHALL NOT BE USED FOR ICF WALLS WITH EXPANDED POLYSTYRENE FORM MATERIAL. USE OF PLASTIC ROOFING CEMENTS, ACRYLIC COATINGS, LATEX COATINGS, MORTARS AND PARGINGS TO SEAL ICF WALLS IS PERMITTED. COLD-SETTING ASPHALT OR HOT ASPHALT SHALL CONFORM TO TYPE C OF ASTM D 449. HOT ASPHALT SHALL BE APPLIED AT A TEMPERATURE OF LESS THAN 200°F. ALL JOINTS IN MEMBRANE WATERPROOFING SHALL BE LAPPED AND SEALED WITH AN ADHESIVE COMPATIBLE WITH THE MEMBRANE.

VENTILATION R408.1 - THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY THE BASEMENT) SHALL HAVE VENTILATION OPENING THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. A GROUND COVER OF SIX MIL (0.006 IN THICK BLACK POLYETHYLENE OR APPROVED EQUAL SHALL BE LAID OVER THE GROUND WITHIN CRAWL SPACES. THE GROUND COVER SHALL BE OVERLAPPED SIX INCHES MINIMUM AT THE JOINTS AND SHALL EXTEND TO THE FOUNDATION WALL.
EXCEPTION: THE GROUND COVER MAY BE OMITTED IN CRAWL SPACES IF THE CRAWL SPACE HAS A CONCRETE SLAB FLOOR WITH A MINIMUM THICKNESS OF TWO INCHES.

DRAFTSTOPPING & FIRE BLOCKING

DRAFTSTOPPING R302.12
IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE & BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE & A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:
1. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
2. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS. DRAFTSTOPPING SHALL CONSIST OF MATERIALS LISTED IN IRC SECTION R302.12.1.

FIREBLOCKING R302.11
IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
   1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
   1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10ft.
2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH IRC SECTION R302.7 (1/2" GWB)
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE IRC SECTION R1003.19.
6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
FIREBLOCKING SHALL CONSIST OF MATERIALS LISTED IN IRC SECTION R302.11.1 LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED. THE INTEGRITY OF ALL FIREBLOCKS SHALL BE MAINTAINED.

WALL CONSTRUCTION/FRAMING

GENERAL ALL MINIMUM NAILING SHALL BE IN ACCORDANCE WITH IBC TABLE 2304.10.1 AND IRC TABLE R602.3(1) UNLESS NOTED OTHERWISE. GYPSUM WALL BOARD AT INTERIOR WALLS TO BE FASTENED ACCORDING TO TABLE R702.3.5

MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD
TABLE R702.3.5

THICKNESS OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS (INCHES)	APPLICATION	ORIENTATION OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS TO FRAMING	MAXIMUM SPACING OF FRAMING MEMBERS (INCHES O.C.)	MAXIMUM SPACING OF FASTENERS (INCHES): NAILS w/o adhesive	MAXIMUM SPACING OF FASTENERS (INCHES): SCREWS	SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING
3/8"	CEILING	PERPENDICULAR	16	7	12	13 GAGE, 1-1/4" LONG, 19/64" HEAD; 0.098" DIA, 1-1/4" LONG, ANNULAR-RINGED; OR 4d COOLER NAIL, 0.080" DIA, 1-3/8" LONG, 7/32" HEAD.
	WALL	EITHER DIRECTION	16	8	16	
1/2"	CEILING	EITHER DIRECTION	16	7	12	13 GAGE, 1-3/8" LONG, 19/64" HEAD; 0.098" DIA, 1-1/4" LONG, ANNULAR-RINGED; OR 5d COOLER NAIL, 0.086" DIA, 1-5/8" LONG, 15/64" HEAD; OR GYPSUM BOARD NAIL, 0.0915" DIA, 1-7/8" LONG, 9/32" HEAD.
	CEILING	PERPENDICULAR	24	7	12	
	WALL	EITHER DIRECTION	24	8	12	
	WALL	EITHER DIRECTION	16	8	16	
5/8"	CEILING	EITHER DIRECTION	16	7	12	13 GAGE, 1-5/8" LONG, 19/64" HEAD; 0.098" DIA, 1-3/8" LONG, ANNULAR-RINGED; OR 6d COOLER NAIL, 0.092" DIA, 1-7/8" LONG, 1/4" HEAD; OR GYPSUM BOARD NAIL, 0.0915" DIA, 1-7/8" LONG, 19/64" HEAD.
	CEILING	PERPENDICULAR	24	7	12	
	TYPE X AT GARAGE CLG BENEATH HABITABLE ROOMS	PERPENDICULAR	24	6	6	1-7/8" LONG 6d COATED NAILS OR EQUIVALENT DRYWALL SCREWS. SCREWS SHALL COMPLY WITH SECTION R702.3.5.1.
	WALL	EITHER DIRECTION	24	8	12	13 GAGE, 1-5/8" LONG, 19/64" HEAD; 0.098" DIA, 1-3/8" LONG, ANNULAR-RINGED; OR 6d COOLER NAIL, 0.092" DIA, 1-7/8" LONG, 1/4" HEAD; OR GYPSUM BOARD NAIL, 0.0915" DIA, 1-7/8" LONG, 19/64" HEAD.
	WALL	EITHER DIRECTION	16	8	16	
APPLICATION WITH ADHESIVE						
3/8"	CEILING	PERPENDICULAR	16	16	16	SAME AS ABOVE FOR 3/8" GYPSUM BOARD AND GYPSUM PANEL PRODUCTS.
	WALL	EITHER DIRECTION	16	16	24	
1/2" OR 5/8"	CEILING	EITHER DIRECTION	16	16	16	SAME AS ABOVE FOR 1/2" AND 5/8" GYPSUM BOARD AND GYPSUM PANEL PRODUCTS, RESPECTIVELY.
	CEILING	PERPENDICULAR	24	12	16	
	WALL	EITHER DIRECTION	24	16	24	
TWO 3/8 LAYERS	CEILING	PERPENDICULAR	16	16	16	BASE PLY NAILED AS ABOVE FOR 1/2" GYPSUM BOARD AND GYPSUM PANEL PRODUCTS; FACE PLY INSTALLED WITH ADHESIVE.
	WALL	EITHER DIRECTION	24	24	24	

FASTENERS ALL NAILS SPECIFIED ON THIS PLAN SHALL BE COMMON OR GALVANIZED BOX (UNLESS NOTED OTHERWISE) OF THE DIAMETER AND LENGTH LISTED BELOW OR AS PER APPENDIX L OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) 8d COMMON (0.131" DIA., 2-1/2" LENGTH), 8d BOX (0.113" DIA, 2-1/2" LONG), 10d COMMON (0.148" DIA., 3" LONG) 10d BOX (0.128" DIA., 3" LENGTH), 16d COMMON (0.162" DIA, 3-1/2" LONG), 16d SINKER (0.148 DIA, 3-1/4" LONG) 5d COOLER (0.086" DIA., 1-5/8" LONG), 6d COOLER (0.092" DIA., 1-7/8" LONG)
LUMBER GRADES FRAMING LUMBER SHALL COMPLY TO THE LATEST EDITION OF WWPA GRADING RULES FOR THE WESTERN LUMBER. ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY AND SHALL HAVE THE FOLLOWING UNADJUSTED DESIGN MINIMUM PROPERTIES:

JOISTS:	WOOD TYPE:
2X4	HF #2 - Fb=850 psi, Fv=75 psi, Fc=1300 psi, E=1200000psi
2X6 OR LARGER	HF #2 - Fb=850 psi, Fv=75 psi, Fc=1300 psi, E=1200000psi
BEAM	
4X	DF-L #2 - Fb=900 psi, Fv=95 psi, Fc=1350 psi, E=1600000psi
6X OR LARGER	DF-L #2 - Fb=875 psi, Fv=85 psi, Fc=600 psi, E=1300000psi
STUDS	
2X4	HF #2 - Fb=850 psi, Fv=75 psi, Fc=1300 psi, E=1200000psi
2X6 OR LARGER	HF #2 - Fb=850 psi, Fv=75 psi, Fc=1300 psi, E=1200000psi
POSTS	
4X4	HF #2 - Fb=900 psi, Fv=95 psi, Fc=1350 psi, E=1600000psi
4X6 OR LARGER	HF #2 - Fb=900 psi, Fv=95 psi, Fc=1350 psi, E=1600000psi
6X6 OR LARGER	DF-L #1 - Fb=700 psi, Fv=85 psi, Fc=475 psi, E=1300000psi
6X6 OR LARGER	DF-L #2 - Fb=700 psi, Fv=85 psi, Fc=475 psi, E=1300000psi

GLUED-LAMINATED BEAM (GLB) SHALL BE 24F-V4 FOR SINGLE SPANS & 24F-V8 FOR CONTINUOUS OR CANTILEVER SPANS WITH THE FOLLOWING MINIMUM PROPERTIES:
Fb = 2,400 PSI, Fv = 165 PSI, Fc = 650 PSI (PERPENDICULAR), E = 1,800,000 PSI.
ENGINEERED WOOD BEAMS AND I-JOIST
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SPECIFICATIONS FOR APPROVAL BY BUILDING OFFICIAL. DESIGN, FABRICATION AND ERECTION IN ACCORDANCE WITH THE LATEST ICC EVALUATION REPORT.
BEAMS DESIGNATED AS 'PSL' SHALL HAVE THE MINIMUM PROPERTIES:
Fb = 2,900 PSI, Fv = 290 PSI, Fc = 750 PSI (PERPENDICULAR), E = 2,000,000 PSI. BEAMS DESIGNATED AS 'LVL' SHALL HAVE THE MINIMUM PROPERTIES:
Fb = 2,600 PSI, Fv = 285 PSI, Fc = 750 PSI (PERPENDICULAR), E = 1,900,000 PSI. BEAMS DESIGNATED AS 'LSL' SHALL HAVE THE MINIMUM PROPERTIES:
Fb = 1,700 PSI, Fv = 400 PSI, Fc = 680 PSI (PERPENDICULAR), E = 1,300,000 PSI. CALCULATIONS SHALL INCLUDE DEFLECTION AND CAMBER REQUIREMENTS. DEFLECTION SHALL BE LIMITED AS FOLLOWS:
FLOOR LIVE LOAD MAXIMUM = L/480, FLOOR TOTAL LOAD MAXIMUM = L/240.

PREFABRICATED WOOD TRUSSES:
PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED TO SUPPORT SELF WEIGHT PLUS LIVE LOAD AND SUPERIMPOSED DEAD LOADS AS STATED IN THE GENERAL NOTES. TRUSSES SHALL BE DESIGNED & STAMPED BY A LICENSED PROFESSIONAL ENGINEER AND FABRICATED ONLY FROM THOSE DESIGNS. NONBEARING WALLS SHALL BE HELD AWAY FROM THE TRUSS BOTTOM CHORD WITH AN APPROVED FASTENER (SUCH AS SIMPSON STC) TO ENSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL. ALL PERMANENT TRUSS MEMBER BRACING SHALL BE INSTALLED PER THE TRUSS DESIGN DRAWINGS.
ROOF/WALL/FLOOR SHEATHING
TYPICAL WALL & ROOF SHEATHING SHALL BE 7/16" RATED SHEATHING MINIMUM UNLESS OTHERWISE SPECIFIED. MINIMUM NAILING SHALL BE 8d COMMON @ 6" O.C. @ PANEL EDGES AND 12" O.C. IN FIELD U.N.O. ON SHEARWALL SCHEDULE. SPAN INDEX SHALL BE 24/0 FOR WALLS AND 24/16 FOR ROOF. FLOOR SHEATHING SHALL BE 3/4" T&G RATED (40/20) SHEATHING, UNLESS OTHERWISE SPECIFIED. MINIMUM NAILING SHALL BE 8d COMMON AT 6" O.C. @ PANEL EDGES AND 12" O.C. IN FIELD. SPAN INDEX SHALL BE 40/20 UNLESS NOTED OTHERWISE. STAGGER END LAPS AT ROOF AND FLOOR SHEATHING.
WALL FLASHING
APPROVED CORROSION-RESISTANT FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
1. AT TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAKPROOF,
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO OPENINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

EXTERIOR DOORS, WINDOWS AND SKYLIGHTS

PER 2018 WASHINGTON STATE ENERGY CODE
WINDOWS SHALL BE INSTALLED AND FINISHED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. WRITTEN INSTALLATION INSTRUCTIONS SHALL BE PROVIDED BY THE MANUFACTURER FOR EACH WINDOW. ALL SKYLIGHTS AND SKY WALLS TO BE LAMINATED GLASS UNLESS NOTED OTHERWISE.
SECTION R310-EMERGENCY ESCAPE & RESCUE OPENINGS
R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED.
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
EXCEPTION: STORM SHELTERS AND BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQ FT.
MINIMUM OPENING AREA: ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ. FT.
EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MIN. 5.0 SQ. FT.
MINIMUM OPENING HEIGHT: THE MIN. NET CLEAR OPENINGS HEIGHT SHALL BE 24 INCHES.
MINIMUM OPENING WIDTH: THE MIN NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.
MAXIMUM SILL HEIGHT: WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR, WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SEC. R310.2.3.
SAFETY GLAZING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS OR AS OTHERWISE REQUIRED PER IRC SECTION R308.4
1. GLAZING IN DOORS - SIDE HINGED DOORS, SLIDING GLASS DOORS AND PANELS IN SLIDING, & BIFOLD DOOR ASSEMBLIES PER IRC SECTION R308.4.1.
2. GLAZING ADJACENT TO DOORS - PANELS WITHIN 24" OF EITHER SIDE OF THE DOOR IN CLOSED POSITION PER IRC SECTION R308.4.2.
3. GLAZING IN WINDOWS - THE PANE IS LARGER THAN 9 SQ. FT., THE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR, THE TOP EDGE IS MORE THAN 36" ABOVE THE FLOOR, AND ONE OR MORE WALKING SURFACES ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING PER IRC SECTION R308.4.3.
4. GLAZING IN GUARDS AND RAILS PER IRC SECTION R308.4.4.
5. GLAZING IN WET SURFACES - WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE PER IRC SECTION R308.4.5.
7. GLAZING ADJACENT TO STAIRS AND RAMPS - WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDING BETWEEN FLIGHTS OF STAIRS AND RAMPS PER IRC SECTION R308.4.6.
8. GLAZING ADJACENT TO THE BOTTOM STAIR LANDING - WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN A 60" HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING PER IRC SECTION R308.4.7.

INSULATION AND MOISTURE PROTECTION

R302.10 FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX FOR INSULATION
FLAME SPREAD AND SMOKE-DEVELOPED INDEX FOR INSULATION SHALL BE IN ACCORDANCE WITH SECTIONS R302.10.1 THROUGH R302.10.5.
R302.10.1 INSULATION
INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS AND VAPRO-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
EXCEPTIONS:
1. WHERE SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES, THE FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH.
2. CELLULOSE FIBER LOOSE-FILL INSULATION, THAT IS NOT SPRAY APPLIED, COMPLYING WITH THE REQUIREMENTS OF SECTION R302.10.3, SHALL NOT BE REQUIRED TO MEET THE SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 AND SHALL BE REQUIRED TO MEET A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHERE TESTED IN ACCORDANCE WITH CAN/ULC S102.2.
3. FOAM PLASTIC INSULATION SHALL COMPLY WITH SECTION R316.
R302.10.2 LOOSE-FILL INSULATION
LOOSE-FILL INSULATION MATERIALS THAT CANNOT BE MOUNTED IN THE ASTM E 84 OR UL 723 APPARATUS WITHOUT A SCREEN OR ARTIFICIAL SUPPORTS SHALL COMPLY WITH THE FLAME SPREAD AND SMOKE-DEVELOPED LIMITS OF SECTION R302.10.1 WHERE TESTED IN ACCORDANCE WITH CAN/ULC S102.2.
EXCEPTION: CELLULOSIC FIBER LOOSE-FILL INSULATION SHALL NOT BE REQUIRED TO BE TESTED IN ACCORDANCE WITH CAN/ULC S102.2, PROVIDED SUCH INSULATION COMPLIES WITH THE REQUIREMENTS OF SECTIONS R302.10.1 AND R302.10.3.
R302.10.3 CELLULOSIC FIBER LOOSE-FILL INSULATION
CELLULOSIC FIBER LOOSE-FILL INSULATION SHALL COMPLY WITH CPSC 16 CFR, PARTS 1209 AND 1404. EACH PACKAGE OF SUCH INSULATING MATERIAL SHALL BE CLEARLY LABELED IN ACCORDANCE WITH CPSC 16 CFR, PARTS 1209 AND 1404.
R302.10.1 EXPOSED ATTIC INSULATION
EXPOSED INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER.
R302.10.5 TESTING
TESTS FOR CRITICAL RADIANT FLUX SHALL BE MADE IN ACCORDANCE WITH ASTM E 970.
INFILTRATION
CONTROL EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, PENETRATIONS IN FLOORS, ROOFS AND WALLS AND ALL SIMILAR OPENINGS SHALL BE SEALED, CAULKED, GASKETED OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE.
R702.7 VAPOR RETARDERS
CLASS I OR II VAPOR RETARDERS ARE REQUIRED ON THE INTERIOR SIDE OF FRAME WALLS IN CLIMATE ZONES 5, 6, 7, 8, AND MARINE 4.
EXCEPTIONS:
1. BASEMENT WALLS.
2. BELOW-GRADE PORTION OF ANY WALL.
3. CONSTRUCTION WHERE MOISTURE OR ITS FREEZING WILL NOT DAMAGE THE MATERIALS.
R702.7.1 CLASS III VAPOR RETARDERS
CLASS III VAPOR RETARDERS SHALL BE PERMITTED WHERE ANY ONE OF THE CONDITIONS IN TABLE R702.7.1 IS MET.
R702.7.2 MATERIAL VAPOR RETARDER CLASS.
THE VAPOR RETARDER CLASS SHALL BE BASED ON THE MANUFACTURER'S CERTIFIED TESTING OR A TESTED ASSEMBLY.
THE FOLLOWING SHALL BE DEEMED TO MEET THE CLASS SPECIFIED:
CLASS I: SHEET POLYETHYLENE, UNPERFORATED ALUMINUM FOIL.
CLASS II: KRAFT-FACED FIBERGLASS BATTS.
CLASS III: LATEX OR ENAMEL PAINT.
R702.7.3 MINIMUM CLEAR AIRSPACES AND VENTED OPENINGS FOR VENTED CLADDING.
FOR THE PURPOSES OF THIS SECTION, VENTED CLADDING SHALL INCLUDE THE FOLLOWING MINIMUM CLEAR AIRSPACES. OTHER OPENING WITH THE EQUIVALENT VENT AREA SHALL BE PERMITTED.
1. VINYL LAP OR HORIZONTAL ALUMINUM SIDING APPLIED OVER A WEATHER-RESISTIVE BARRIER AS SPECIFIED IN TABLE R703.3(1.).
2. BRICK VENEER WITH A CLEAR AIRSPACE AS SPECIFIED IN TABLE R703.8.4.
3. OTHER APPROVED VENTED CLADDINGS.
WSEC R402.4 AIR LEAKAGE (MANDATORY)
THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.4.
R402.4.1.2 TESTING
THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR EXCHANGES PER HOUR.

INSPECTIONS AND ENFORCEMENT

POSTING OF CERTIFICATE WSEC R401.3
A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM, OR AN APPROVED LOCATION INSIDE THE BUILDING. WHEN LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL, OR OTHER REQUIRED LABELS. THE CERTIFICATES SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BELOW-GRADE WALL, AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATES SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATES SHALL LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT. WHERE A GAS-FIRED UNVENTED ROOM HEATER, ELECTRIC FURNACE, OR BASEBOARD ELECTRIC HEATER IS INSTALLED IN THE RESIDENCE, THE CERTIFICATES SHALL LIST 'GAS-FIRED UNVENTED ROOM HEATER,' 'ELECTRIC FURNACE' OR 'BASEBOARD ELECTRIC HEATER, ' AS APPROPRIATE. AN EFFICIENCY SHALL NOT BE LISTED FOR GAS-FIRED UNVENTED ROOM HEATERS, ELECTRIC FURNACES OR ELECTRIC BASEBOARD HEATERS.
DUCT LEAKAGE TESTING:
DUCTS SHALL BE LEAK TESTED IN ACCORDANCE WITH WSU RS-33, USING THE MAXIMUM DUCT LEAKAGE RATES SPECIFIED IN 2018 WSEC SEC. R403.3.3. A WRITTEN REPORT OF THE RESULTS SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL.
BUILDING AIR LEAKAGE TESTING 2018 WSEC SEC. R402.4
THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.4.

PLUMBING NOTES:

RODENT PROOFING:
2018 UNIFORM PLUMBING CODE SEC. 312.12
STRAINER PLATES ON DRAIN INLETS SHALL BE DESIGNED AND INSTALLED SO THAT NO OPENING EXCEEDS 1/2 OF AN INCH IN THE LEAST DIMENSION.
312.12.1 METER BOXES SHALL BE CONSTRUCTED IN SUCH AN MANNER THAT RATS CANNOT ENTER A BUILDING BY FOLLOWING THE SERVICE PIPES FROM THE BOX INTO THE BUILDING.
312.12.2 METAL COLLARS IN OR ON BUILDINGS WHERE OPENINGS HAVE BEEN MADE IN WALLS, FLOORS, OR CEILINGS FOR THE PASSAGE OF PIPES, SUCH OPENINGS SHALL BE CLOSED AND PROTECTED BY THE INSTALLATION OF APPROVED METAL COLLARS SECURELY FASTENED TO THE ADJOINING STRUCTURE.
312.12.3 TUB WASTE OPENINGS IN FRAMED CONSTRUCTION TO CRAWL SPACES AT OR BELOW THE FIRST FLOOR SHALL BE PROTECTED BY THE INSTALLATION OF APPROVED METAL COLLARS OR METAL SCREEN SECURELY FASTENED TO THE ADJOINING STRUCTURE WITH NO OPENING EXCEEDING 1/2 OF AN INCH IN THE LEAST DIMENSION.
WATER HAMMER: 609.10(UPC)
BUILDING WATER SUPPLY SYSTEM WHERE QUICK-ACTING VALVES ARE INSTALLED SHALL BE PROVIDED WITH WATER HAMMER ARRESTER(S) TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THESE VALVES. WATER HAMMER ARRESTORS SHALL BE APPROVED MECHANICAL DEVICES IN ACCORDANCE WITH THE APPLICABLE STANDARD AND SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES.

LIGHTING

WSEC SECTION R404
LIGHTING EQUIPMENT PER SEC R404.1 - A MINIMUM OF 90 PERCENT OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

INTERIOR STAIRWAY ILLUMINATION PER SEC R303.7 IRC
INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. STAIRWAY ILLUMINATION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLE MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS.
EXCEPTION: A SWITCH IS NOT REQUIRED WHERE REMOTE, CENTRAL OR AUTOMATIC CONTROL OF LIGHTING IS PROVIDED.

EXTERIOR STAIRWAY ILLUMINATION PER SEC R303.8 IRC
EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. STAIRWAY ILLUMINATION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY.

DRILLING AND NOTCHING STUDS

PER SEC R602.6 DRILLING AND NOTCHING OF STUDS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

1. NOTCHING. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION SHALL BE PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS SHALL BE PERMITTED TO BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH.

2. DRILLING. ANY STUD SHALL BE PERMITTED TO BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO MORE THAN 5/8 INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60% SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE DOUBLED STUDS BORED. SEE FIGURES R602.6(1) AND R602.3(2).

EXCEPTION: USE OF APPROVED STUD SHOES IS PERMITTED WHERE THEY ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

DRILLING AND NOTCHING OF TOP PLATE. PER SEC R602.6.1 WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL, NECESSITATING CUTTING, DRILLING OR NOTCHING OF THE TOP PLATE BY MORE THAN 50 PERCENT OF IT'S WIDTH, A GALVANIZED METAL TIE NOT LESS THAN 0.054 INCH THICK AND 1-1/2" INCHES WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN EIGHT 10d NAILS HAVING A MINIMUM LENGTH OF 1-1/2" INCHES AT EACH SIDE OR EQUIVALENT. THE METAL TIE MUST EXTEND A MINIMUM OF 6 INCHES PAST THE OPENING. SEE FIGURE R602.6.1.

EXCEPTION:
WHEN THE ENTIRE SIDE OF THE WALL WITH THE NOTCH OR CUT IS COVERED BY WOOD STRUCTURAL PANEL SHEATHING.

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1202 MAIN ST. SUITE #104 SUMNER WA, 98390
Ph: 253-826-7808 Fax: 253-826-4946

514 Deeded Lane SW
City of Orting

Ryan Stennes
Duplex

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2. This plan was designed to be marketed throughout many municipalities. The purchaser must verify compliance with all local applicable building codes where the home is to be constructed.

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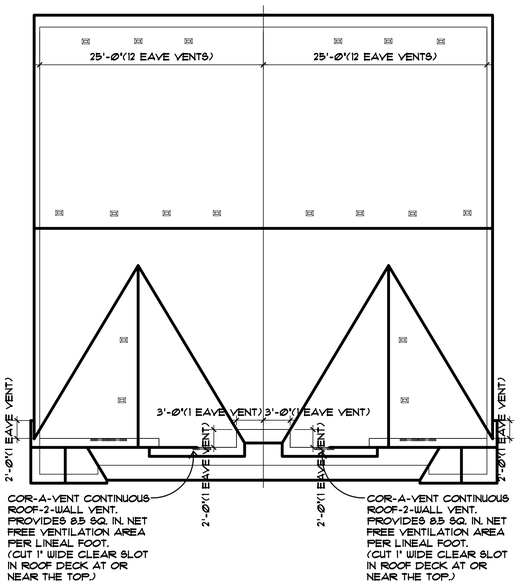
Plan No: M-1822
Date: 10-20-21

VENTILATION REQUIREMENTS

ROOF ATTIC VENTILATION CALCULATIONS



VENTILATION CALCULATIONS & REQUIREMENTS

AT LEAST 40% NOT MORE THAN 50% OF REQUIRED VENTS SHALL BE IN UPPER PORTION OF VENTILATED ROOF SPACE (NO MORE THAN 3' BELOW THE RIDGE OR HIGHEST POINT) WITH THE BALANCE OF REQUIRED VENTILATION PROVIDED BY EAVE VENTING.

VENTILATION REQUIRED PER SEC. R806.1 - ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSIONS OF 1/16" INCH MINIMUM AND 1/4" INCH MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4" SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16" MINIMUM AND 1/4" MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.

MINIMUM VENT AREA PER SEC. R806.2 - THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

VENT AND INSULATION CLEARANCE PER SEC. R806.3 - WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. NOT LESS THAN A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.

UPPER ROOF: (AREA 1)

1,156 SQ. FT. OF ATTIC AREA/300 = 3.85 SQ. FT. OF VENTILATION REQUIRED (555 SQ. INCHES)
UPPER VENTS = 278 Sq. In. (6 AF50 VENTS)
LOWER VENTS = 278 Sq. In.
15 EAVE VENTS x 12" PER BLOCK = 180 Sq. In.
3 AF50 VENTS x 50" PER VENT = 150 Sq. In.

NOTE: UPPER ROOF VENTING PROVIDED BY 1'x10' AF50 ROOF VENTS. (50 # IN. PER VENT)
NOTE: EAVE VENTING PROVIDED BY (4)-2 1/8" DIAMETER "BIRD HOLES" PER EAVE BLOCK.
(4)-2 1/8" DIA HOLES = 14.16 Sq. In. w/0 MESH
N.F.A. w/ MESH = 12" Sq. In. PER BLOCK

LOWER ROOF - GARAGE: (AREA 3)

152 SQ. FT. OF ATTIC AREA/300 = 51 SQ. FT. OF VENTILATION REQUIRED (73 SQ. INCHES)
EAVE VENTS = 31 Sq. In.
4 EAVE VENTS x 12" PER BLOCK = 48 Sq. In.
UPPER VENTS = 30 Sq. In.(CONT. ROOF-2-WALL VENT)
83 SQ. IN. X 2 LKTRUSS BAY's= 11 SQ. IN. PER TRUSS BAY
48 SQ. IN. REQUIRED/ 11 SQ. IN= 3 BAYS

NOTE: UPPER ROOF VENTING PROVIDED BY COR-A-VENT ROOF-2-WALL VENT (8.5 SQ. IN. PER LINEAL FT.)

WHOLE HOUSE VENTILATION USING EXHAUST FANS

SEC. M1505

MECHANICAL

HEATING EQUIPMENT ALL WARM-AIR FURNACES SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY AND INSTALLED TO LISTED SPECIFICATIONS.
NO WARM-AIR FURNACES SHALL BE INSTALLED IN A ROOM USED OR DESIGNED TO BE USED AS A BEDROOM, BATHROOM, CLOSET OR IN ANY ENCLOSED SPACE WITH ACCESS ONLY THROUGH SUCH ROOM OR SPACE, EXCEPT DIRECT VENT FURNACE, ENCLOSED FURNACES AN ELECTRIC HEATING FURNACES.
LIQUEFIED PETROLEUM GAS-BURNING APPLIANCES SHALL NOT BE INSTALLED IN A PIT, BASEMENT OR SIMILAR LOCATION WHERE HEAVIER THAN AIR GAS MIGHT COLLECT. APPLIANCES SO FUELED SHALL NOT BE INSTALLED IN AN ABOVE GRADE UNDER FLOOR SPACE OR BASEMENT UNLESS SUCH LOCATION IS PROVIDED WITH AN APPROVED MEANS FOR REMOVAL OF UNBURNED GAS.
HEATING AND COOLING EQUIPMENT LOCATED IN A GARAGE AND WHICH GENERATES A GLOW, 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.

TEMPERATURE CONTROL THE PRIMARY SPACE CONDITIONING SYSTEM WITHIN EACH DWELLING UNIT SHALL BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE (SEC. 403.1.1)

VENTILATION EVERY FACTORY BUILT CHIMNEY, TYPE L VENT, TYPE B GAS VENT OR TYPE BW GAS VENT SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING, MFR'S INSTALLATION INSTRUCTIONS AND APPLICABLE CODE REQUIREMENTS.
A TYPE L VENTING SYSTEM SHALL TERMINATE NOT LESS THAN 2 FEET ABOVE THE HIGHEST POINT WHERE THE VENT PASSES THROUGH THE ROOF OF THE BUILDING AND AT LEAST 2' HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' OF THE VENT.

UTILITY ROOM NOTES/MAKE UP AIR:
1. WHERE THE EXHAUST DUCT IS CONCEALED WITHIN THE BUILDING CONSTRUCTION, THE EQUIVALENT LENGTH OF THE EXHAUST DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FEET OF THE EXHAUST DUCT CONNECTION.
2. INSTALLATIONS EXHAUSTING MORE THAN 200 CFM SHALL BE PROVIDED WITH MAKE UP AIR. WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING HAVING AN AREA OF NOT LESS THAN 100 SQ. INCHES FOR MAKE UP AIR SHALL BE PROVIDED IN THE CLOSET ENCLOSURE, OR MAKE UP AIR SHALL BE PROVIDED BY OTHER APPROVED MEANS.
▭ = 100 SQ INCH TRANSFER GRILL PER IRC G2439.5 (614.6)

WHOLE HOUSE VENTILATION SYSTEM USING EXHAUST FANS SEC. M1505

AS AMENDED BY WASHINGTON STATE

M1505.1 GENERAL WHERE LOCAL EXHAUST OR WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS AND EQUIPMENT SHALL BE DESIGNED IN ACCORDANCE WITH THIS SECTION.

M1505.2 RECIRCULATION OF AIR EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE OR TO ANOTHER DWELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS OF THE BUILDING. THIS SECTION SHALL NOT PROHIBIT THE INSTALLATION OF DUCTLESS RANGE HOODS IN ACCORDANCE WITH THE EXCEPTION TO SECTION M1503.3.

M1505.3 EXHAUST EQUIPMENT. EXHAUST EQUIPMENT SERVING SINGLE DWELLING UNITS SHALL BE LISTED AND LABELED AS PROVIDING THE MIN. REQUIRED AIRFLOW IN ACCORDANCE WITH ANSI/AMCA 210-ANSI/ASHRAE 51

M1505.4 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM
EACH DUELLING UNIT SHALL BE EQUIPPED WITH A VENTILATION SYSTEM. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.4.

M1505.4.1 SYSTEM DESIGN THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY FANS, ONE OR EXHAUST FANS, OR AN EVR/HRV WITH INTEGRAL FANS, ASSOCIATED DUCTS AND CONTROLS. WHOLE HOUSE MECHANICAL VENTILATION SUPPLY AND EXHAUSTFANS PER SECTIONS M1505.4.1.2 THE SYSTEM SHALL BE DESIGNED AND INSTALLED TO EXHAUST AND OR SUPPLY THE MINIMUM OUTDOOR AIRFLOW RATES PER SECTION M1505.4.3 AS MODIFIED BY THE WHOLE HOUSE VENTILATION SYSTEM COEFFICIENTS IN SECTION M1504.4.3.1 WHERE APPLICABLE. THE WHOLE HOUSE VENTILATION SYSTEM SHALL OPERATE CONTINUOUSLY AT THE MINIMUM VENTILATION RATE DETERMINED PER SECTION M1505.4.2 UNLESS CONFIGURED WITH INTERMITTENT OFF CONTROLS PER SECTION M1505.4.3.2

M1505.4.1.1 WHOLE HOUSE SYSTEM COMPONENT REQUIREMENTS WHOLE HOUSE VENTILATION SUPPLY AND EXHAUST FANS SPECIFIED IN THIS SECTION SHALL HAVE A MIN. EFFICACY AS PRESCRIBED IN THE WASHINGTON STATE ENERGY CODE. DESIGN AND INSTALLATION OF THE SYSTEM OF EQUIPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS. WHOLE HOUSE VENTILATION FANS SHALL BE RATED FOR SOUND NO LESS THAN THE MIN. AIRFLOW RATE REQUIRED BY SECTION M1505.4.3.1. VENTILATION FANS SHALL BE RATED FOR SOUND AT A MAX. OF 1.0 SONE. THIS SHOULD RATING SHALL BE AT A MIN. OF 0.1 IN W.C. STATIC PRESSURE IN ACCORDANCE WITH HVI PROCEDURES SPECIFIED IN SECTIONS M1505.4.1.2 AND M1505.4.1.3.

M1505.4.1.2 EXHAUST FANS. EXHAUST FANS REQUIRED SHALL BE DUCTED DIRECTLY TO THE OUTSIDE. EXHAUST AIR OUTLETS SHALL BE DESIGNED TO LIMIT THE PRESSURE DIFFERENCE. TO THE OUTSIDE AND EQUIPPED WITH BACKDRAFT DAMPERS OR MOTORIZED DAMPERS IN ACCORDANCE WITH THE WASHINGTON STATE ENERGY CODE. EXHAUST FANS SHALL BE TESTED AND RATED IN ACCORDANCE WITH THE AIRFLOW AND SOUND RATING PROCEDURES OF THE HOME VENTILATING INSTITUTE. EXHAUST FANS REQUIRED IN THIS SECTION MAY BE USED TO PROVIDE LOCAL VENTILATION. BATHROOM EXHAUST FANS THAT ARE DESIGNED FOR INTERMITTENT EXHAUST AIRFLOW RATES HIGHER THAN THE CONT. EXHAUST AIRFLOW RATES IN TABLE M1505.4.3(3) SHALL BE PROVIDED WITH OCCUPANCY SENSORS OR HUMIDITY SENSORS TO AUTOMATICALLY OVERRIDE THE FAN TO THE HIGH SPEED AIRFLOW RATE. THE EXHAUST FANS SHALL BE TESTED AND THE TESTING RESULTS SHALL BE SUBMITTED AND POSTED IN ACCORDANCE WITH SECTION M1505.4.1.6.

M1505.4.1.3 SUPPLY FANS. SUPPLY FANS USED IN MEETING THE REQUIREMENTS OF THIS SECTION SHALL SUPPLY OUTDOOR AIR FROM INTAKE OPENINGS IN ACCORDANCE WITH IMC SECTIONS 401.4 AND 401.5. WHEN DESIGNEDFOR INTERMITTENT OFF OPERATION, SUPPLY SYSTEMS SHALL BE EQUIPPED WITH MOTORIZED DAMPERS IN ACCORDANCE WITH THE WASHINGTONE STATE ENERGY CODE.

M1505.4.1.4 BALANCED WHOLE HOUSE VENTILATION SYSTEM. A BALANCED WHOLE HOUSE VENTILATION SYSTEM SHALL INCLUDE BOTH SUPPLY AND EXHAUST FANS. THE SUPPLY AND EXHAUST FANS SHALL HAVE AIRFLOW THAT IS WITHIN 10 PERCENT OR 5 CFM, WHICHEVER IS GREATER, OF THE TOTAL MECHANICAL SUPPLY AIRFLOW RATE.

M1505.4.1.5 WHOLE-HOUSE VENTILATION INTEGRATED SUPPLY SYSTEMS USING SPACE HEATING AND OR COOLING AIR HANDLER FANS FOR OUTDOOR AIR SUPPLY DISTRIBUTION ARE NOT PERMITTED.

M1505.4.1.6 TESTING. WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE TESTED, BALANCED AND VERIFIED TO PROVIDE A FLOW RATE NOT LESS THAN THE MINIMUM REQUIRED BE SECTIONS M1505.4.3 AND M1505.4.4. TESTING SHALL BE PERFORMED ACCORDING TO THE VENTILATION EQUIPMENT MANUFACTURER'S INSTRUCTIONS, OR BY USING A FLOW HOOD, FLOW GRID, OR OTHER AIRFLOW MEASURING DEVICE AT THE MECHANICAL VENTILATION FANS INLET TERMINALS, OUTLET TERMINALS OR GRILLES OR IN THE CONNECTED VENTILATION DUCTS.

M1505.4.1.7 CERTIFICATE. A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE MECHANICAL CONTRACTOR, TEST AND BALANCE CONTRACTOR OR OTHER APPROVED PARTY AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM, OR AN APPROVED LOCATION INSIDE THE BUILDING.

M1505.4.2 SYSTEM CONTROLS. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT COMPLY WITH THE FOLLOWING:
1. THE WHOLE HOUSE VENTILATION SYSTEM SHALL BE CONTROLLED WITH MANUAL SWITCHES, TIMERS OR OTHER MEANS THAT PROVIDE FOR AUTOMATIC OPERATION OF THE VENTILATION SYSTEM WITH READY ACCESS BY THE OCCUPANT.
2. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE OFF OF THE SYSTEM BY THE OCCUPANT DURING PERIODS OF POOR OUTDOOR AIR QUALITY. CONTROLS SHALL INCLUDE PERMANENT TEXT OR A SYMBOL INDICATION THEIR FUNCTION. RECOMMENDED CONTROL PERMANENT LABELING TO INCLUDE TEXT SIMILAR TO THE FOLLOWING: 'LEAVE ON UNLESS OUTDOOR AIR QUALITY IS VERY POOR'. MANUAL CONTROLS SHALL BE READILY ACCESSIBLE BY THE OCCUPANT.
3. WHOLE HOUSE VENTILATION SYSTEMS SHALL BE CONFIGURED TO OPERATE CONTINUOUSLY EXCEPT WHERE INTERMITTENT OFF CONTROLS AND SIZING ARE PROVIDED PER SECTION M1505.4.3.2

M1505.4.3 MECHANICAL VENTILATION RATE. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3.(1) OR EQUATION 15-1.

M1505.4.3.1 VENTILATION QUALITY ADJUSTMENT. THE MINIMUM WHOLE HOUSE VENTILATION RATE FROM SECTION 1505.4.3 SHALL BE ADJUSTED BY THE SYSTEM COEFFICIENT IN TABLE M1505.4.3.(2).

M1505.4.3.2 INTERMITTENT OFF OPERATION. WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE PROVIDED WITH ADVANCED CONTROLS THAT ARE CONFIGURED TO OPERATE THE SYSTEM WITH INTERMITTENT OFF OPERATION SHALL OPERATE FOR AT LEAST TWO HOURS IN EACH FOUR-HOUR SEGMENT.

M1505.4.4 LOCAL EXHAUST. BATHROOMS, TOILET ROOMS, AND KITCHENS SHALL INCLUDE A LOCAL EXHAUST SYSTEM. SUCH LOCAL EXHAUST SYSTEMS SHALL HAVE THE CAPACITY TO EXHAUST THE MINIMUM AIRFLOW RATE IN ACCORDANCE WITH TABLE M1505.4.4.(1). FANS REQUIRED BY THIS SECTION SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE OR AUTOMATIC OCCUPANCY SENSOR, HUMIDITY SENSOR OR POLLUTANT SENSOR CONTROLS. AN 'ON/OFF' SWITCH SHALL MEET THIS REQUIREMENT FOR MANUAL CONTROLS. MANUAL FAN CONTROLS SHALL BE READILY ACCESSIBLE IN THE ROOM SERVED BY THE FAN.

M1505.4.4.2 LOCAL EXHAUST FANS. EXHAUST FANS MEET THE FOLLOWING CRITERIA:
1. EXHAUST FANS SHALL E TESTED AND RATED IN ACCORDANCE WITH THE AIRFLOW AND SOUND RATING PROCEDURES OF THE HOME VENTILATION INSTITUTE.

TABLE M1505.4.3(1) CONTINUOUS WHOLE HOUSE MECHANICAL VENTILATION SYSTEM AIR FLOW RATE REQUIREMENTS.

DWELLING UNIT FLOOR AREA(S.F.)	NUMBER OF BEDROOMS				
	0-1	2	3	4	5 OR MORE
	AIRFLOW IN CFM				
<500	30	30	35	45	50
501-1,000	30	35	40	50	55
1,001-1,500	30	40	45	55	60
1,501-2,000	35	45	50	60	65
2,001-2,500	40	50	55	65	70
2,501-3,000	45	55	60	70	75
3,001-3,500	50	60	65	75	80
3,501-4,000	55	65	70	80	85
4,001-4,500	60	70	75	85	90
4,501-5,000	65	75	80	90	95

TABLE M1505.4.3(2) INTERMITTENT WHOLE HOUSE MECHANICAL VENTILATION RATE FACTORS

RUN-TIME % IN EACH 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR	4	3	2	1.5	1.3	1.0

TABLE M1505.4.4 MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE- AND TWO-FAMILY DWELLINGS

AREA TO BE EXHAUSTED	EXHAUST RATES	AREA TO BE EXHAUSTED	EXHAUST RATES
KITCHENS	100 cfm INTERMITTENT OR 25 cfm CONTINUOUS	BATHROOMS-TOILET RMS LAUNDRY ROOMS INDOOR SWIMMING POOLS & SPAS	MECHANICAL EXHAUST CAPACITY OF 50 cfm INTERMITTENT OR 20 cfm CONTINUOUS

2018 ENERGY CODE COMPLIANCE AND OPTIONS

2018 WSEC: 6.0 ENERGY CREDITS REQUIRED PER TABLE 406.2
2 - 1.3 - 2.1 - 3.2a - 4.2 - 5.5= 6 ENERGY CREDITS

FUEL NORMALIZATION CREDITS (TABLE R406.2)

2 (10 CREDITS)
FOR AN INITIAL HEATING SYSTEM USING A HEAT PUMP THAT MEETS FEDERAL STANDARDS FOR THE EQUIPMENT LISTED IN TABLE C403.3.2(1)C OR C403.3.2(2)

1.3 (05 CREDIT)
PRESCRIPTIVE COMPLIANCE IS BASED TABLE R402.1.1 WITH THE FOLLOWING MODIFICATIONS:
VERTICAL FENESTRATION U=0.28
FLOOR R-38
SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB
OR
COMPLIANCE BASED ON SECTION R402.1.4: REDUCE THE TOTAL CONDUCTIVE UA BY 5%

2.1 (05 CREDIT)
COMPLIANCE IS BASED TABLE R402.1.2:
REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAX. AT 50 PASCALS
ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1505.4 OF THE INTERNATIONAL RESIDENTIAL CODE OR SECTION 403.8 OF THE INTERNATIONAL MECHANICAL CODE SHALL BE MET WITH A HIGH EFFICIENCY FAN(S) (MAX. 0.35 WATTS/CFM), NOT INTERLOCKED WITH THE FURNACE FAN(IF PRESENT). VENTILATION SYSTEMS USING A FURNACE INCLUDING AN ECM MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT LOW SPEED IN VENTILATION ONLY MODE.
TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED, THE MAX. TESTED BUILDING AIR LEAKAGE, AND SHALL SHOW THE QUALIFYING VENTILATION SYSTEM AND ITS CONTROL SEQUENCE OF OPERATION.

3.2 (10 CREDIT)
AIR-SOURCE CENTRALLY DUCTED HEAT PUMP WITH MIN. HSPF OF 9.5

TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT TYPE AND THE MIN. EQUIPMENT EFFICIENCY.

4.2 (10 CREDIT)
HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM(S) INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R403.3.7.
LOCATING SYSTEM COMPONENTS IN CONDITIONED CRAWL SPACES IS NOT PERMITTED UNDER THIS OPTION.
ELECTRIC RESISTANCE HEAT AND DUCTLESS HEAT PUMPS ARE NOT PERMITTED UNDER THIS OPTION.
DIRECT COMBUSTION HEATING EQUIPMENT WITH AFUE LESS THN 80% IS NOT PERMITTED UNDER THIS OPTION
TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT TYPE AND SHALL SHOW THE LOCATION OF THE HEATING AND COOLING EQUIPMENT AND ALL THE DUCTWORK.

5.5 (2.0 CREDIT)
WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING:
ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION
OR
FOR R-2 OCCUPANCY, ELECTRIC HEAT PUMP WATER HEATER(S), MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION, SHALL SUPPLY DOMESTIC HOT WATER TO ALL UNITS. IF ONE WATER HEATER IS SERVING MORE THAN ONE DWELLING UNIT, ALL HOT WATER SUPPLY AND RECIRCULATION PIPING SHALL BE INSULATED WITH R-8 MIN. PIPE INSULATION.
TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MIN. EQUIPMENT EFFICIENCY AND, FOR SOLAR WATER HEATING SYSTEMS, THE CALCULATION OF THE MIN. ENERGY SAVINGS.

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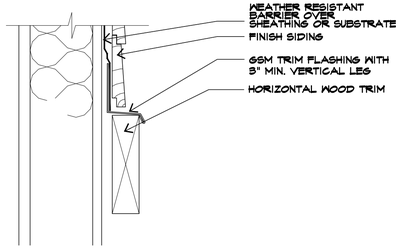
Plan No:

Date:

RIGHT ELEVATION "A"

SCALE 1/4"=1'-0"



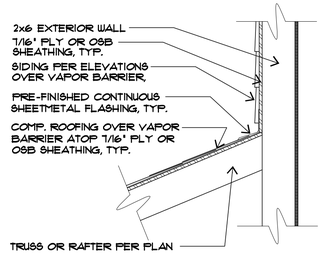
HORIZ. TRIM AT SHEATHING/WOOD STUDS

N.T.S.

MASONRY VENEER - GENERAL NOTES PER SEC. R703.12

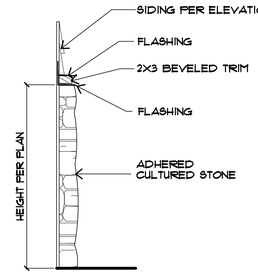
ADHERED MASONRY VENEER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R703.7.3 AND THE REQUIREMENTS IN SECTIONS 12.1 AND 12.3 OF TMS 402/ACI 530/ASCE 5. ADHERED MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.7.1, ARTICLE 3.3C OF TMS 602/ACI 530.1/ASCE 6 OR THE MANUFACTURER'S INSTRUCTIONS.

- CLEARANCES - MINIMUM OF 4 INCHES ABOVE THE EARTH, MINIMUM OF 2 INCHES ABOVE PAVED AREAS; OR MINIMUM OF ½ INCH ABOVE EXTERIOR WALKING SURFACES THAT ARE SUPPORTED BY THE SAME FOUNDATION THAT SUPPORTS THE EXTERIOR WALL.
- FLASHING AT FOUNDATION - A CORROSION-RESISTANT SCREED OR FLASHING OF A MINIMUM 0.019-INCH OR 26-GAGE GALVANIZED OR PLASTIC WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3½ INCHES SHALL BE INSTALLED TO EXTEND A MINIMUM OF 1 INCH BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH SECTION R703.4.
- WATER-RESISTIVE BARRIER - A WATER-RESISTIVE BARRIER SHALL BE INSTALLED AS REQUIRED BY SECTION R703.2 AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R703.6.3. THE WATER-RESISTIVE BARRIER SHALL LAP OVER THE EXTERIOR OF THE ATTACHMENT FLANGE OF THE SCREED OR FLASHING PROVIDED IN ACCORDANCE WITH SECTION R703.12.2.



ROOF TO WALL FLASHING DETAIL

N.T.S.



STONE VENEER

N.T.S.

ROOF DRIP EDGES PER SEC. R905.2.8.5 PROVIDE DRIP EDGE AT EAVES & GABLES W/ A MIN. 2" OVERLAP

UNIT 1 UNIT 2

FRONT ELEVATION "A"

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

HOUSE NUMBERS TO BE VISIBLE & LEGIBLE WITH CONTRASTING BACKGROUND FROM THE STREET FRONTING THE HOUSE. ADDRESS NUMBER SHALL BE MIN. 4" HIGH & A MIN. STROKE WIDTH OF 1/2" PER SEC. R319.1

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ELEVATION A

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LEFT ELEVATION "A"

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

REAR ELEVATION 'A'

1/4"=1'-0"

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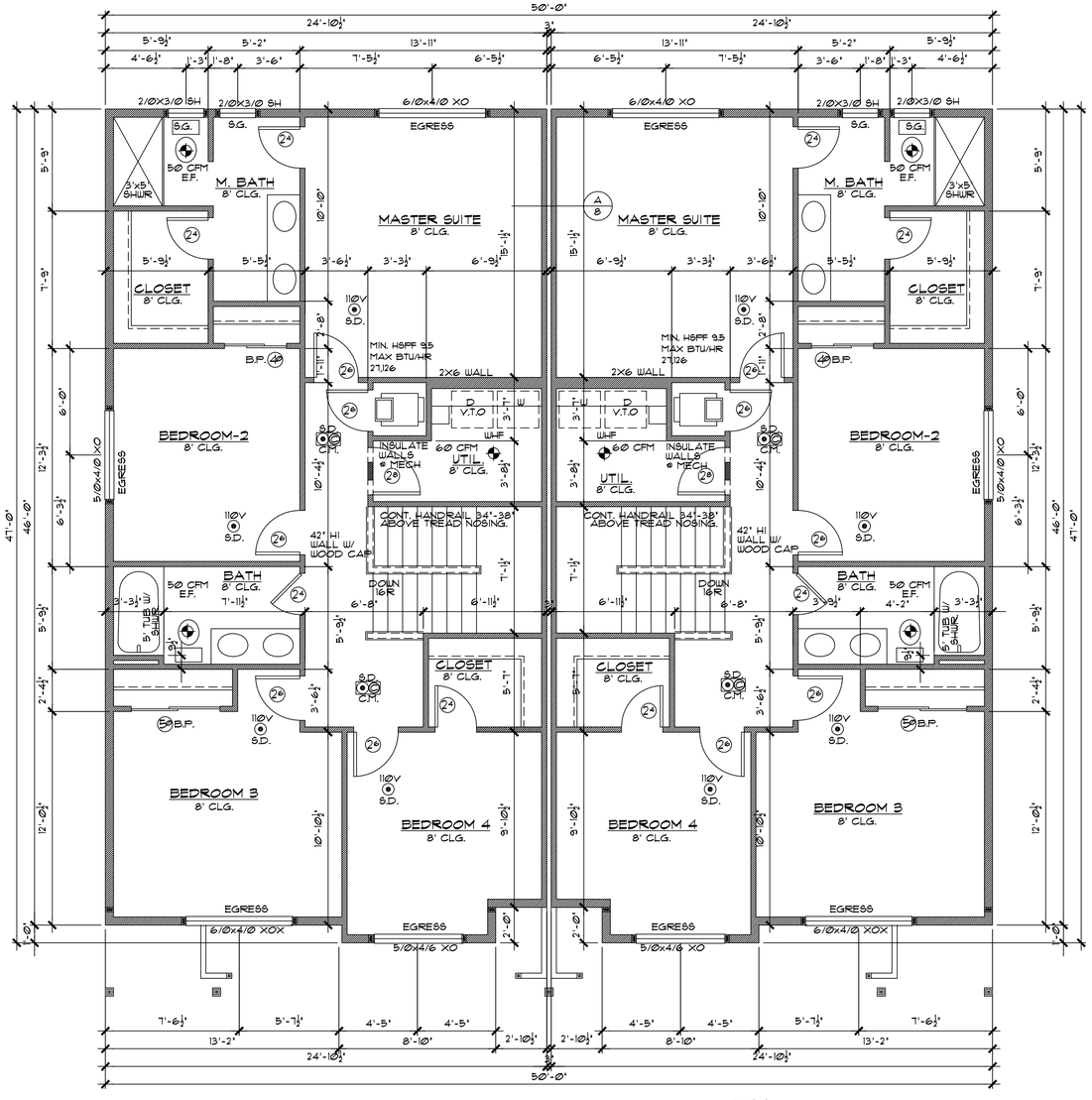
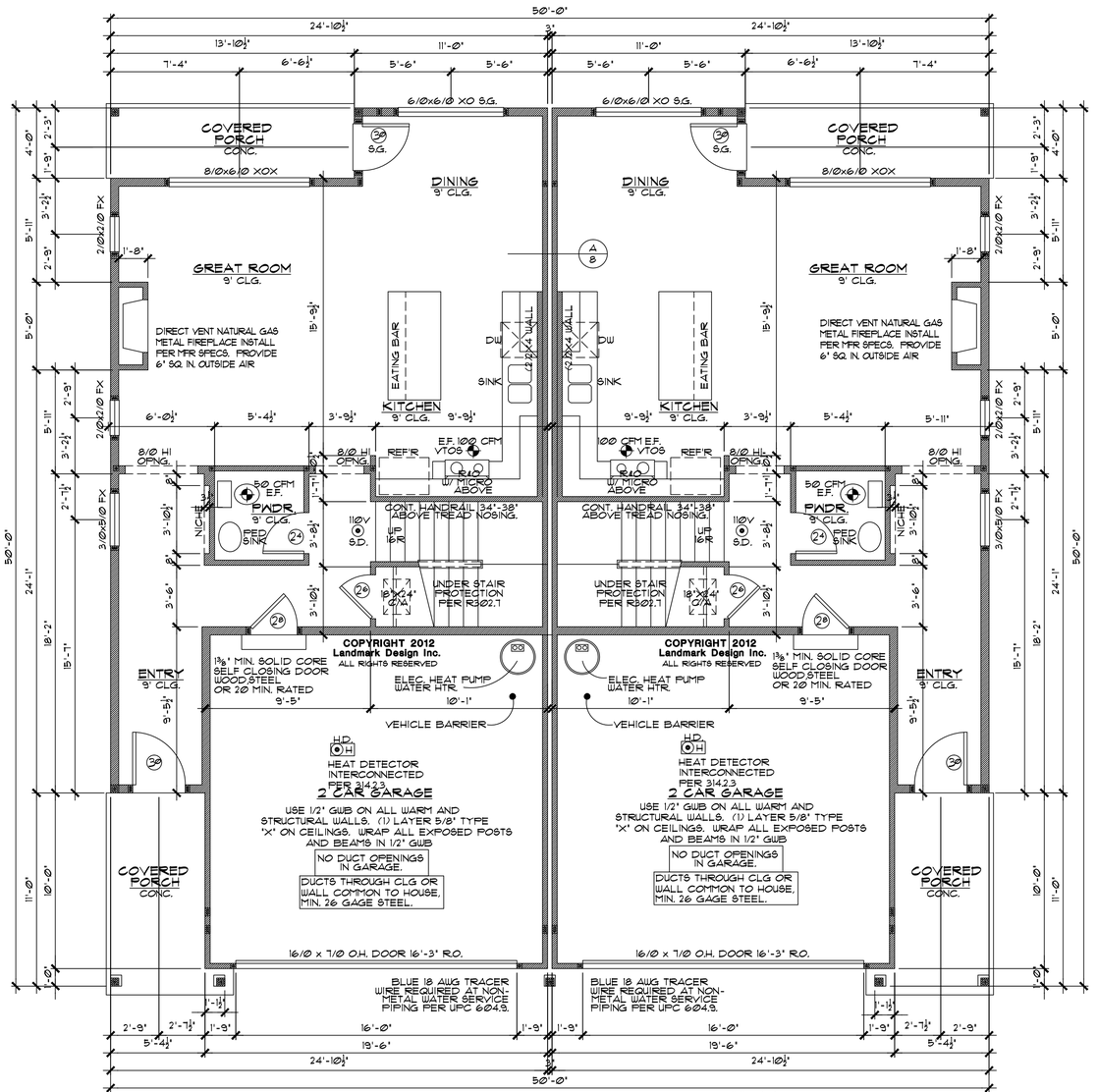


UNIT '1' UNIT '2'

UPPER FLOOR PLAN 'A'

1/4"=1'-0"



UNIT '1' UNIT '2'

MAIN FLOOR PLAN 'A'

1/4"=1'-0"

LANDING AT "EXIT" DOOR NOT TO BE LOWER THAN 1.5 INCHES FROM TOP OF THRESHOLD. (R311.3.1)

MAIN FLOOR:	742 SQ. FT.
UPPER FLOOR:	1080 SQ. FT.
TOTAL:	1822 SQ. FT.
GARAGE:	368 SQ. FT.
FRONT PORCH:	60 SQ. FT.
REAR PORCH:	56 SQ. FT.

GENERAL NOTES:

1. ALL WORK TO BE IN CONFORMANCE WITH 2018 IRC.
2. VENT ALL EXHAUST FANS, DRYER VENTS AND RANGES TO OUTSIDES.
3. VENT WATER HEATER PRESSURE RELIEF VALVES TO OUTSIDE.
4. PROVIDE FIRE BLOCKING AT ALL PLUMBING AND MECHANICAL PENETRATIONS.
5. ALL SHOWER WALLS TO BE WATERPROOF TO MINIMUM 72" ABOVE DRAIN.
6. SHOWERHEADS & KITCHEN FAUCET TO BE LIMITED TO MAXIMUM 1.75 G.P.M. FLOW. ALL OTHER LAVATORY FAUCETS TO BE LIMITED TO MAXIMUM 1.0 G.P.M FLOW.
7. ALL GLAZING WITHIN 60" ABOVE DRAIN INLET TO BE SAFETY GLASS.
8. ALL GLAZING WITHIN 24" OF DOOR OR WITHIN 18" OF FLOOR TO BE SAFETY GLASS
9. SMOKE ALARMS - TO BE INSTALLED PER SEC R314.3 IN THE FOLLOWING LOCATIONS: IN EACH SLEEPING ROOMS, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND ALARMS TO BE INSTALLED NOT LESS THAN 3 FT. HORIZONTALLY FROM A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER. ALARMS TO BE INTERCONNECTED IN SUCH A MANNER THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

S.D. C.M. =SMOKE ALARM-CARBON MONOXIDE COMBO.

10. PROVIDE CARBON MONOXIDE ALARMS PER SEC. R315
AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED ON EACH FLOOR & OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. PER 2018 IRC & WA. STATE AMENDMENTS SEC R315.
11. INSULATE ALL WATER PIPES TO MINIMUM R-3 PER WSEC R403.5.3.
12. ALL DUCTS & EXHAUST DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED TO A MINIMUM OF R-8 PER WSEC R403.3.1. DUCTS WITHIN A CONCRETE SLAB OR IN THE GROUND SHALL BE INSULATED TO R-10 WITH INSULATION DESIGNED TO BE USED BELOW GRADE.
13. EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS. ALL EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING. PER R303.5.2.
14. GAS PIPING IS TO BE PROTECTED PER G2415.7, WHERE PIPING IS INSTALLED THROUGH HOLES OR NOTCHES IN FRAMING MEMBERS AND THE PIPING IS LOCATED LESS THAN 1-1/2 INCHES FROM THE FRAMING MEMBER FACE TO WHICH WALL, CEILING OR FLOOR MEMBRANES WILL BE ATTACHED, THE PIPE SHALL BE PROTECTED BY SHIELD PLATES THAT COVER THE WIDTH OF THE PIPE AND THE FRAMING MEMBER AND THAT EXTEND NOT LESS THAN 4 INCHES TO EACH SIDE OF THE FRAMING MEMBER. WHERE THE FRAMING MEMBER THAT THE PIPING PASSES THROUGH IS A BOTTOM PLATE, BOTTOM TRACK, TOP PLATE OR TOP TRACK, THE SHIELD PLATES SHALL COVER THE FRAMING MEMBER AND EXTEND NOT LESS THAN 4 INCHES ABOVE THE BOTTOM FRAMING MEMBER AND NOT LESS THAN 4 INCHES BELOW THE TOP FRAMING MEMBER.
15. ATTIC & CRAWL ACCESS HATCHES OR DOORS SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES
16. WHOLE HOUSE VENTILATION 24 HR TIMER, READILY ACCESSIBLE & WITH LABEL AFFIXED TO CONTROL THAT READS "WHOLE HOUSE VENTILATION" (SEE OPERATING INSTRUCTIONS)
17. DRYER DUCT SPECIFIED LENGTH PER SEC M1502.4.5.1. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 35 FEET(10668mm) FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL. WHERE FITTINGS ARE USED, THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH THE TABLE M1502.4.5.1. THE MAXIMUM LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT.
18. CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM PER 2018 WSEC TABLE R402.4.1.1.

UTILITY ROOM NOTES/MAKE UP AIR:
PER IRC G2439

1. WHERE THE EXHAUST DUCT IS CONCEALED WITHIN THE BUILDING CONSTRUCTION AND THE EXHAUST DUCT EQUIVALENT LENGTH EXCEEDS 35 FT., THE EQUIVALENT LENGTH OF THE EXHAUST DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FT OF THE EXHAUST DUCT CONNECTION PER G2439.7.5.
2. INSTALLATIONS EXHAUSTING MORE THAN 200 CFM SHALL BE PROVIDED WITH MAKE UP AIR WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING HAVING AN AREA OF NOT LESS THAN 100 SQ. INCHES FOR MAKE UP AIR SHALL BE PROVIDED IN THE CLOSET ENCLOSURE, OR MAKE UP AIR SHALL BE PROVIDED BY OTHER APPR. MEANS PER G2439.5.

= 100 SQ INCH TRANSFER GRILL

INTERIOR STAIRWAY ILLUMINATION PER SEC R303.7 IRC
INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. STAIRWAY ILLUMINATION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLE MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS.
EXCEPTION: A SWITCH IS NOT REQUIRED WHERE REMOTE, CENTRAL OR AUTOMATIC CONTROL OF LIGHTING IS PROVIDED.

EXTERIOR STAIRWAY ILLUMINATION PER SEC R303.8 IRC
EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. STAIRWAY ILLUMINATION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY.

WHOLE HOUSE VENTILATION:

•REFER TO SHEET N-2 TABLE 1505.4.3(1) & 1505.4.3(2) FOR FAN SIZING AND RUN TIMES

FURNACE TO HAVE A DUCT FOR OUTSIDE AIR, MOTORIZED DAMPER WITH TIMER AND CONTROLS ARE TO BE ADDED FOR THE REQUIRED FRESH AIR EXCHANGE.

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Elevation A

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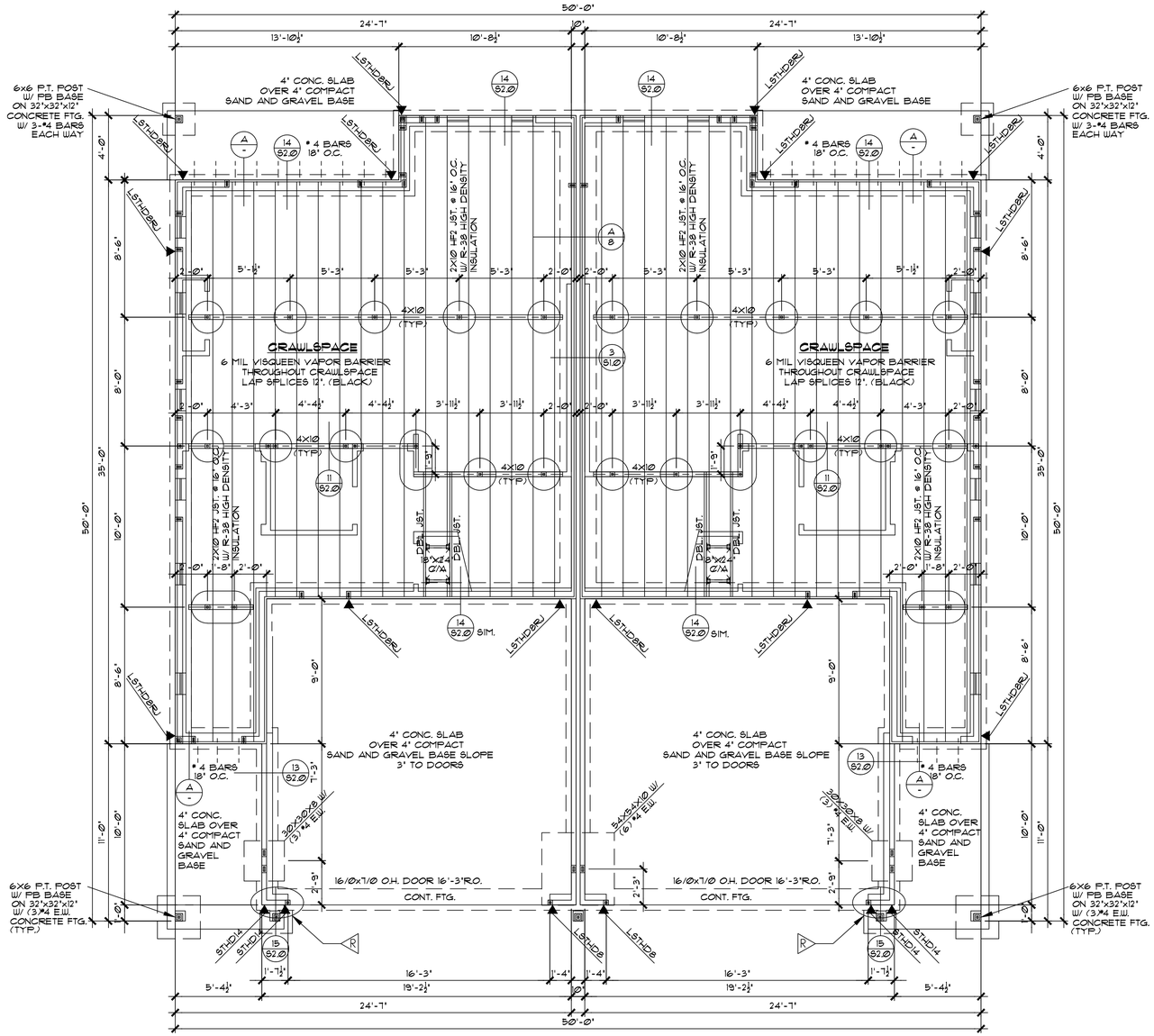
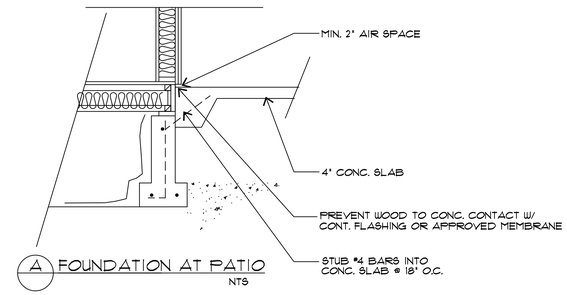
Plan No: L2-1822

Date: 10-20-21



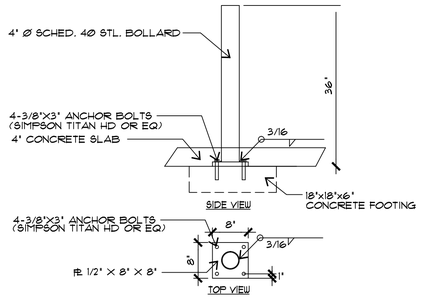
FOUNDATION PLAN 'A'

1/4"=1'-0"



A FOUNDATION AT PATIO

NTS



VEHICLE IMPACT BARRIER DETAIL

FOUNDATION NOTES:

1. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED SOIL.
2. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
3. ALL BEAMS TO BE 4x10 DFL #2 ON 4x4 POSTS (4x6 AT SPLICES) ON 24" DIA. x 8' CONC. PADS UNLESS NOTED OTHERWISE.
4. ALL POSTS TO BE ANCHORED AGAINST LATERAL MOVEMENT.
5. SOLID BLOCK AT ALL POINT LOADS FROM ABOVE.
6. FLOOR JOISTS SHOULD BE SUPPORTED LATERALLY AT EACH END AND AT EACH SUPPORT, BY SOLID BLOCKING OR BY ANOTHER APPROVED METHOD.
7. PROVIDE MINIMUM 18"-24" CRAWL ACCESS. *CRAWL ACCESS HATCHES OR DOORS SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
8. PROVIDE CRAWL SPACE VENTILATION PER IRC SECTION R408. *FOUNDATION VENTS SHALL BE PLACED SO THAT THE TOP OF THE VENT IS BELOW THE LOWER SURFACE OF THE FLOOR INSULATION.
9. INTERIOR GRADE OF CRAWL SPACE SHALL BE SLOPED TO DRAIN AND INSURE THE REMOVAL OF WATER.
10. PREVENT WOOD TO CONC. CONTACT W/CONT. FLASHING OR APPROVE MEMBRANE.
11. ◀ INDICATES 'SIMPSON' HOLDDOWN.
12. (A) SEE SHEARWALL SCHEDULE FOR ANCHOR BOLT SIZE & SPACING (SHT S1.0).

USE 3" x 3" x 1/4" GALVANIZED STEEL SQUARE PLATE WASHERS FOR ALL ANCHOR BOLTS

VENTILATION
CRAWL SPACE VENTILATION TOTAL NET FREE AREA REQ'D 742/150 = 4.95 SQ. FT. PROVIDE SCREENED VENTS FOR VENTILATION
8 VENTS REQ'D

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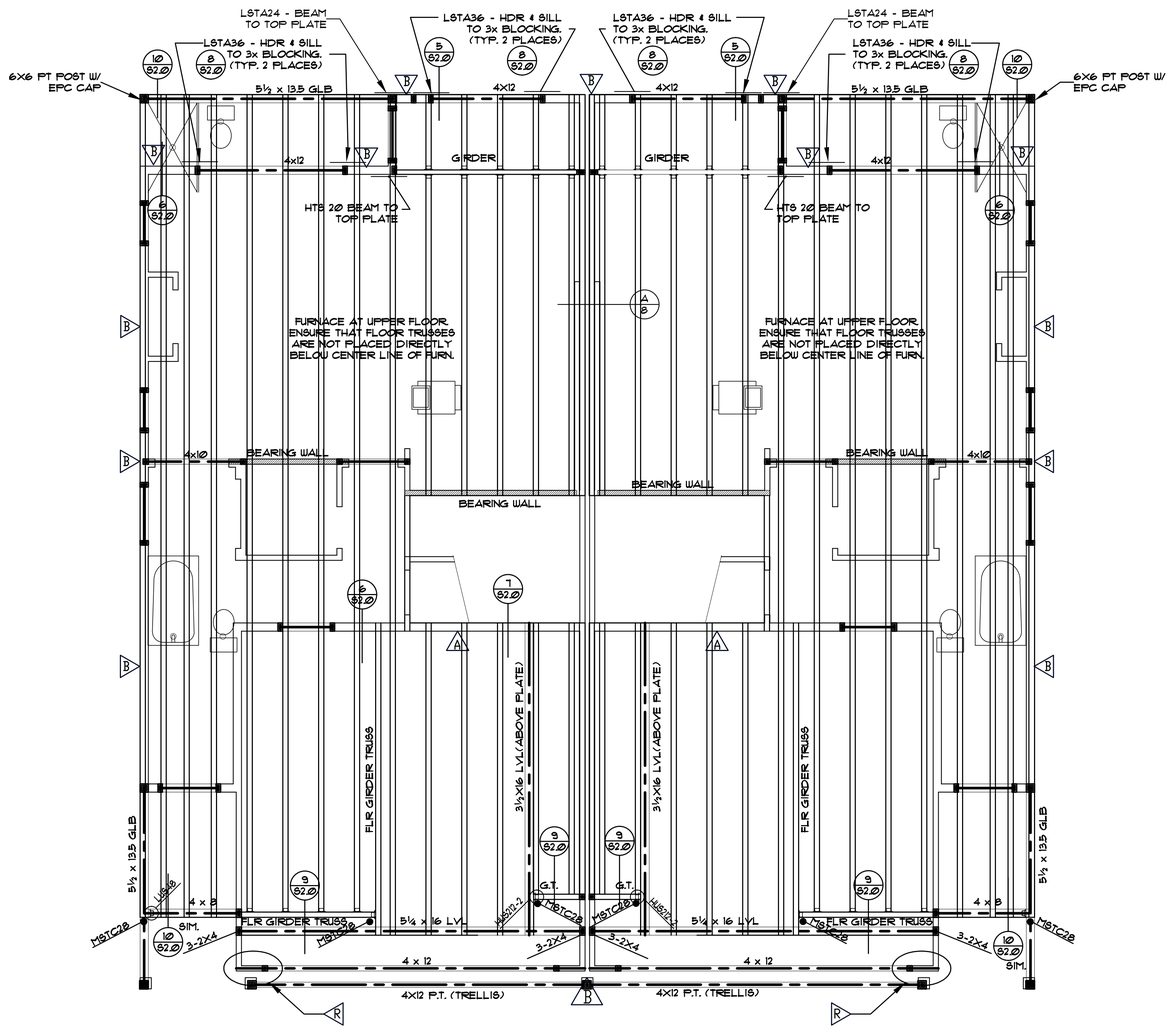
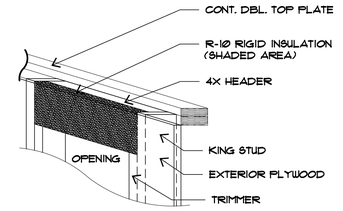


SECOND FLOOR FRAMING PLAN 'A'

1/4"=1'-0"



HEADER/INSULATION DETAIL

NTS

FRAMING NOTES:

1. ALL MULTIPLE JOISTS OR BEAMS MUST BE BOTH GLUED AND NAILED W/8d NAILS @ 24" O.C. NAILED TOP & BOTTOM STAGGERED EACH SIDE.
2. ALL HEADERS TO BE 4x8 DF #2, UNLESS NOTED OTHERWISE. HEADERS AT EXTERIOR WALLS & WARM WALLS TO BE INSULATED W/R-10 RIGID INSULATION.
3. SOLID BLOCK BENEATH ALL POINT LOADS FROM ABOVE.
4. FLOOR JOISTS SHOULD BE SUPPORTED LATERALLY AT EACH AND AT EACH SUPPORT BY SOLID BLOCKING OR BY ANOTHER APPROVED METHOD.
5. ● MSTC 40 STRAPS PER STRUCTURAL, UNLESS NOTED OTHERWISE
6. ◁A REFER TO SHEAR WALL SCHEDULE.

NOTE-
FASTENERS FOR TREATED WOOD TO BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICONE, BRONZE OR COPPER.

STUD NOTCHING AND BORING
- BEARING OR EXTERIOR WALL NOTCH 25%, BORING 40%.
- 60% BORING IF DOUBLED & LESS OR EQUAL SUCCESSIVE STUDS.
- NON-BEARING MAXIMUM NOTCH 40%, BORING 60%.
- HOLES NO CLOSER THAN 5/8 INCH TO FACE OF STUD.

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ROOF VENTILATION CALCULATIONS & REQUIREMENTS

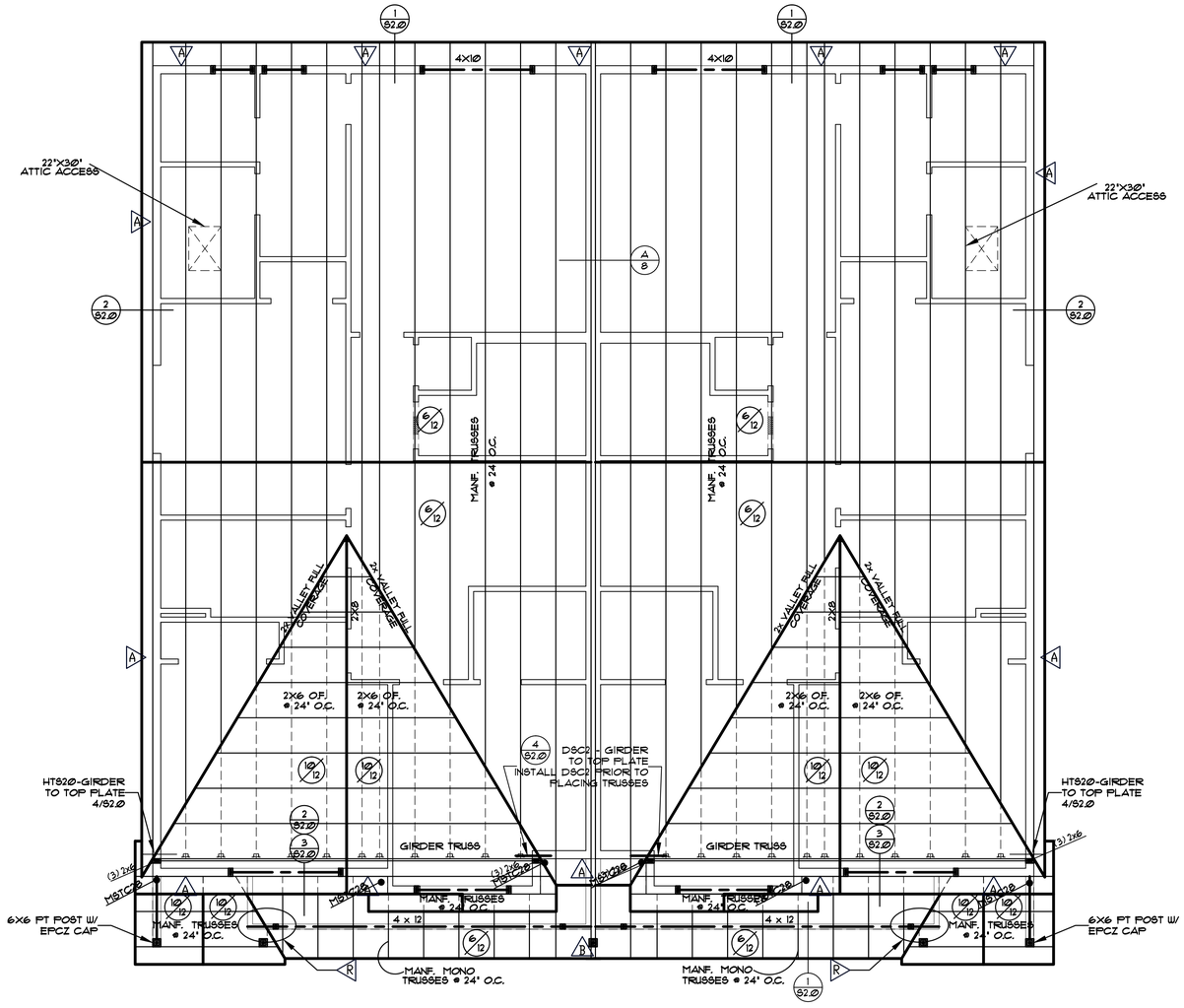
AT LEAST 40%# NOT MORE THAN 50% OF REQUIRED VENTS SHALL BE IN UPPER PORTION OF VENTILATED ROOF SPACE (NO MORE THAN 3' BELOW THE RIDGE OR HIGHEST POINT) WITH THE BALANCE OF REQUIRED VENTILATION PROVIDED BY EAVE VENTING.

VENTILATION REQUIRED PER SEC. R806.1 - ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSIONS OF 1/16" INCH MINIMUM AND 1/4" INCH MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4" SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16" MINIMUM AND 1/4" MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7.1. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.

MINIMUM VENT AREA PER SEC. R806.2 - THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

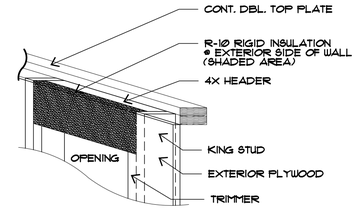
VENT AND INSULATION CLEARANCE PER SEC. R806.3 - WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR NOT LESS THAN A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.

SEE SHEET N2 FOR ROOF VENTILATION CALCULATIONS AND LOCATIONS



ROOF A FRAMING PLAN

1/4"=1'-0"



HEADER/INSULATION DETAIL

NTS

ROOF OVERFRAME NOTES:

IRC SEC R802.3

1. RAFTERS SHALL BE FRAMED TO 2x RIDGE BOARD PER PLAN. RIDGE BOARD SHALL NOT BE LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT ALL VALLEYS AND HIPS THERE SHALL BE A 2x VALLEY OR HIP RAFTER AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. (FULL COVERAGE AT RIDGE, HIPS AND VALLEYS).

ROOF FRAMING NOTES:

1. ALL HEADERS TO BE 4x8 DF #2, UNLESS NOTED OTHERWISE. HEADERS AT EXTERIOR WALLS & WARM WALLS TO BE INSULATED W/R-10 RIGID INSULATION.
2. ALL OTHER TRUSSES:
   - SHALL CARRY MANUFACTURERS STAMP.
   - SHALL HAVE DESIGN DETAILS AND SPECIFICATIONS ON SITE FOR FRAME INSPECTION.
   - SHALL BE INSTALLED AND BRACED PER MANUFACTURERS SPECIFICATIONS PER IRC SEC. 802.11.2 AND 802.10.3 AS WELL AS THE TRUSS INSTITUTE'S BUILDING COMPONENT SAFETY' INFORMATION.
3. NO TRUSS SHALL BE FIELD-MODIFIED WITHOUT PRIOR CONSENT OF THE TRUSS ENGINEER AND THE BUILDING DEPARTMENT.
4. PROVIDE ATTIC ACCESS AT A MINIMUM OF 22"x30" PER IRC SEC. R807.1. #ACCESS HATCHES OR DOORS SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
5. PROVIDE ATTIC VENTILATION PER IRC SEC. R806. ALL FRAMING TO COMPLY WITH IRC SEC R802.
6. (A) REFER TO SHEAR WALL SCHEDULE.

MANUFACTURED TRUSSES

MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON SITE AT TIME OF INSPECTION, FOR THE INSPECTORS USE AND REFERENCE

NOTE-	STUD NOTCHING AND BORING
FASTENERS FOR TREATED WOOD TO BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICONE, BRONZE OR COPPER.	- BEARING OR EXTERIOR WALL NOTCH 25%, BORING 40%. - 60% BORING IF DOUBLED # LESS OR EQUAL SUCCESSIVE STUDS. - NON-BEARING MAXIMUM NOTCH 40%, BORING 60%. - HOLES NO CLOSER THAN 5/8 INCH TO FACE OF STUD.

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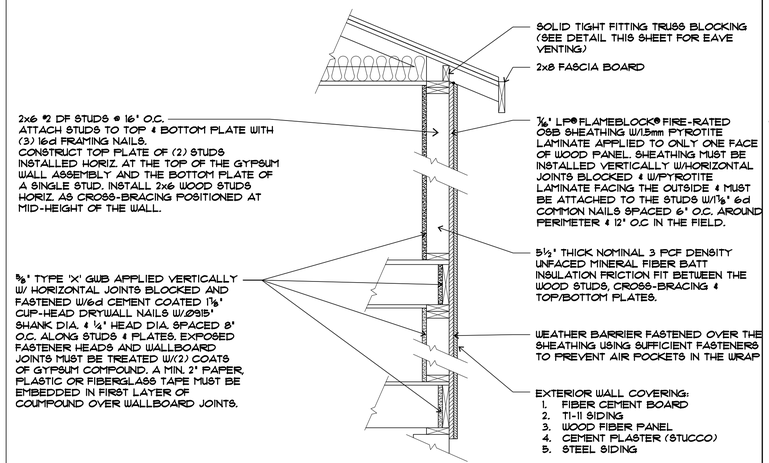
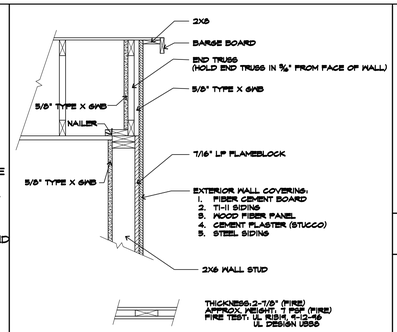


DESIGN: (ICC-ES REPORT - ESR-1365) WALL TYPE 4.3.4 - 1 HR EXTERIOR WALL ASSEMBLY

EAVES & WALL WITHIN 5'-0" OF PROPERTY LINE
PER IRC 302 & TABLE R302.1



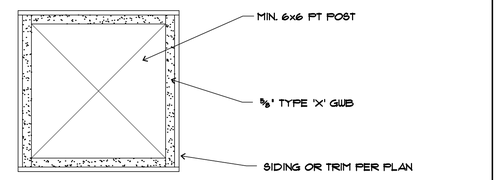
GABLE END FIREWALL DETAIL

LESS THAN 5' TO THE PROPERTY LINE

GA FILE NO. MP 3640 (GENERIC 1 HOUR)

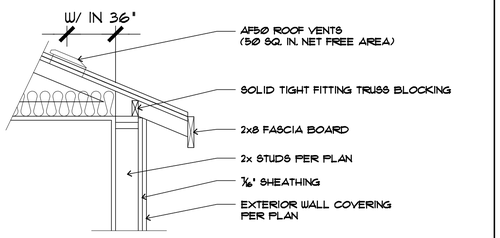
ONE LAYER ⅝" TYPE X GWB APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF MIN 2X3 STUDS, TURNED FLATWISE, 24" O.C. WITH 6d CEMENT-COATED NAILS, 1-⅞" LONG, Ø.0915 SHANK, ¼" HEADS, 7" O.C. HORIZONTAL JOINTS STAGGERED NOT LESS THAN 12" ON OPPOSITE SIDED.

NO SCALE



POST DETAIL FOR STRUCTURES
LESS THAN 5'
FROM PROPERTY LINE

NO SCALE



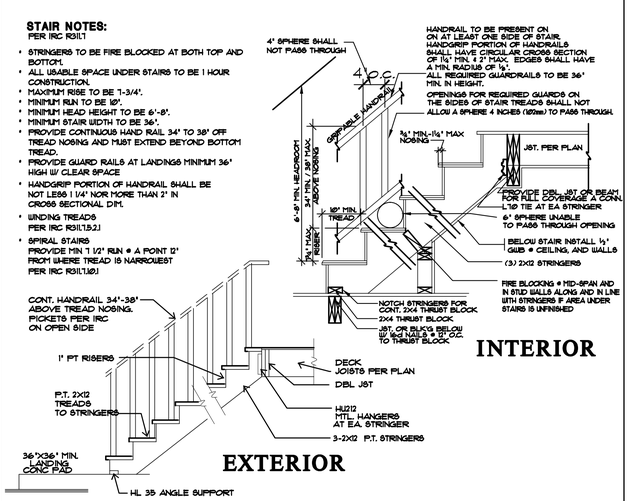
NO SCALE

EAVES WITHIN 5'-0" OF PROPERTY LINE
PER IRC 302 & TABLE R302.1

H 1 HOUR FIRE-RESISTIVE DETAILS

STAIR NOTES:
PER IRC R311.7

- STRINGERS TO BE FIRE BLOCKED AT BOTH TOP AND BOTTOM.
- ALL USABLE SPACE UNDER STAIRS TO BE 1 HOUR CONSTRUCTION.
- MAXIMUM RISE TO BE 7-3/4".
- MINIMUM RUN TO BE 10".
- MINIMUM HEAD HEIGHT TO BE 6'-8".
- MINIMUM STAIR WIDTH TO BE 36".
- PROVIDE CONTINUOUS HAND RAIL 34" TO 38" OFF TREAD NOSING AND MUST EXTEND BEYOND BOTTOM TREAD.
- PROVIDE GUARD RAILS AT LANDINGS MINIMUM 36" HIGH W/ CLEAR SPACE
- HANDGRIP PORTION OF HANDRAIL SHALL BE NOT LESS 1 1/4" NOR MORE THAN 2" IN CROSS SECTIONAL DIM.
- WINDING TREADS PER IRC R311.7.5.2.1
- SPIRAL STAIRS PROVIDE MIN 7 1/2" RUN @ A POINT 12" FROM WHERE TREAD IS NARROWEST PER IRC R311.7.10.1



NO SCALE

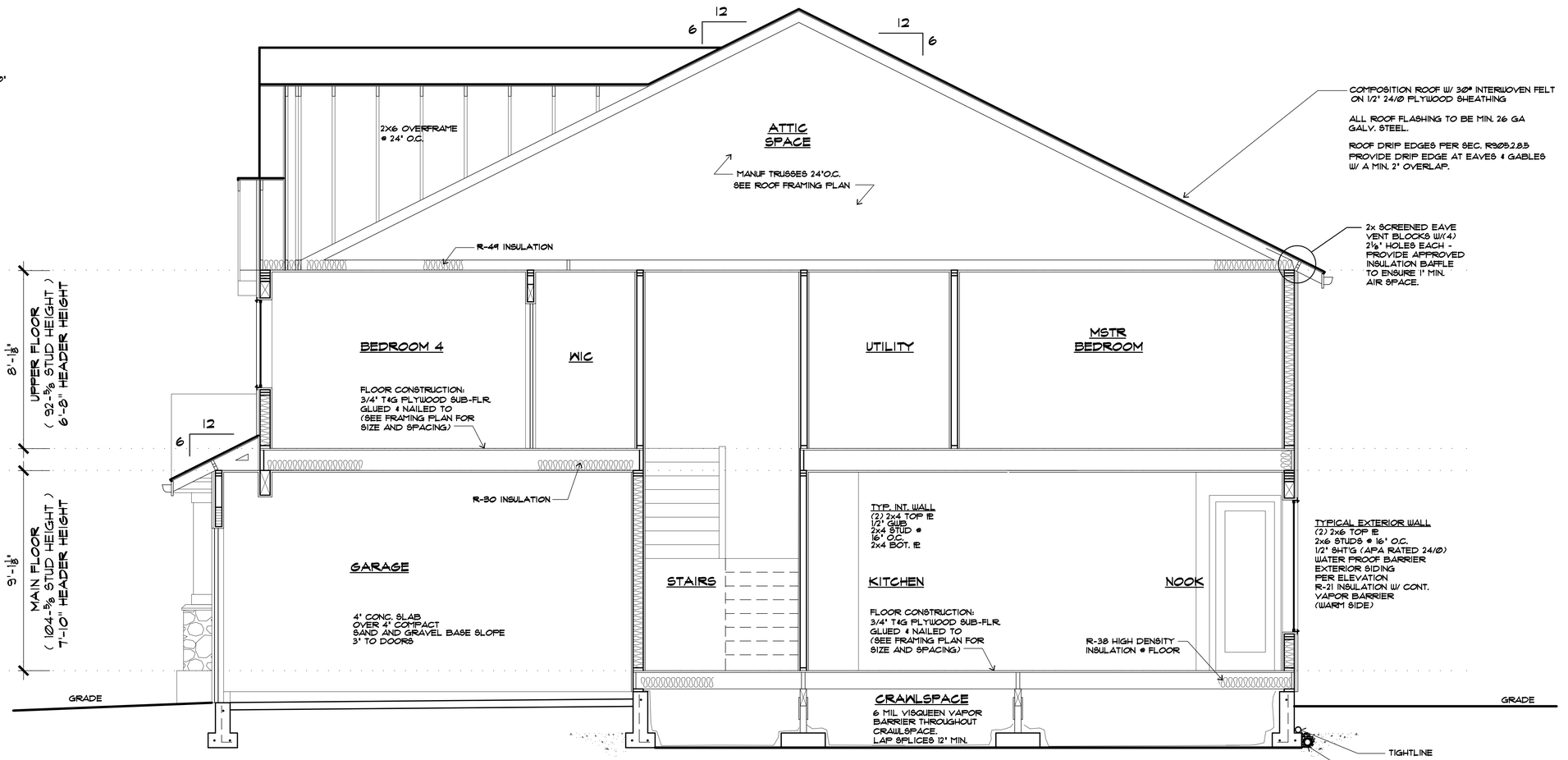
J TYPICAL STAIR DETAIL AND NOTES

FIRE BLOCKING AND DRAFTSTOPPING:
PER SECTION R302.11 & R302.12

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
   A. VERTICALLY AT THE CEILING & FLOOR LEVELS
   B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0"
2. AT ALL INTERCONNCECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES AT STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOASED SPACES UNDER STAIRS SHALL COMPLY WITH SEC. R302.7.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.

ATTIC VENTILATION

AT LEAST 40% & NOT MORE THAN 50% OF REQUIRED VENTS SHALL BE IN UPPER PORTION OF VENTILATED ROOF SPACE (NO MORE THAN 3' BELOW THE RIDGE OR HIGHEST POINT) WITH THE BALANCE OF REQUIRED VENTILATION PROVIDED BY EAVE VENTING.



BUILDING SECTION A

3/8"=1'-0"

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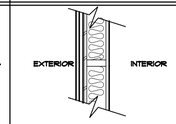
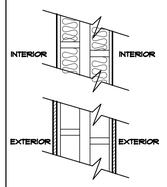
1202 MAIN ST. SUITE #104 SUMNER WA, 98390
PH: (253) 826-7888 FAX: (253) 826-4946

1. Contractor or builder must verify all dimensions before proceeding with construction.
2. This plan was designed to be marketed throughout many municipalities. The purchaser must verify compliance with all local applicable building codes where the home is to be constructed.
3. Purchaser should have plans reviewed by a licensed builder and structural engineer for compliance to specific site conditions.
4. These plans should not be altered by other than a qualified designer, architect, or structural engineer.

Plan No:
L2-1822
Date:
10-20-21

WALL ASSEMBLIES

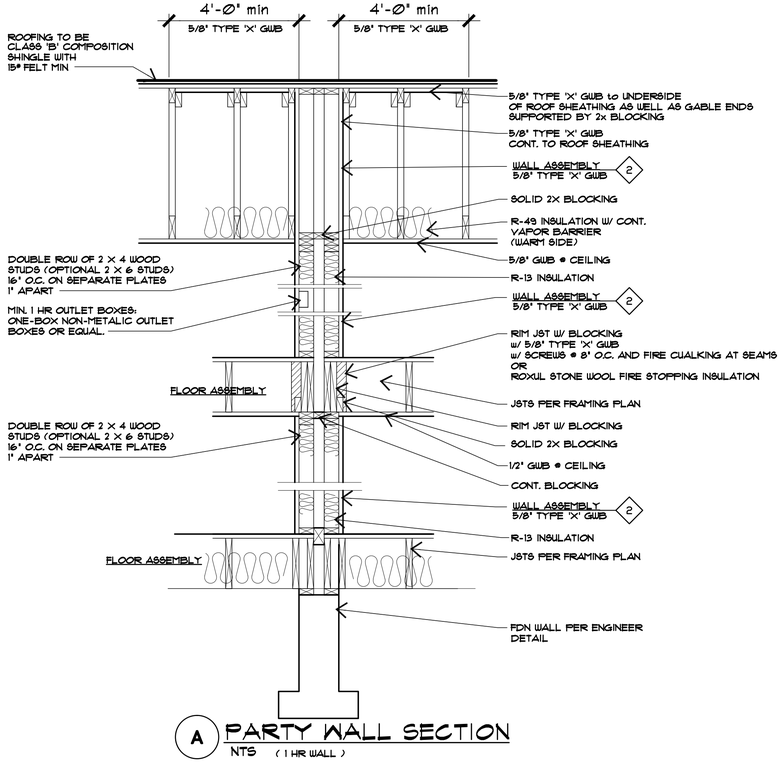
NO.	DIAGRAM		FIRE RATING	TEST REPORT #
1 NON-RATED EXT WALL		-EXTERIOR FINISH SYSTEM SIDING PER PLANS -SHEATHING PER STRUCTURAL -SEE STRUCTURAL PLANS FOR SHEAR WALL SCHEDULES AND LOCATIONS OF PLYWOOD SHEATHING -2x6 FRAMING PER STRUCTURAL -R-19 BATT INSULATION (R- 21) -ONE LAYER 5/8" GWB FINISH PER OWNER TYP.	NON RATED	
2 1 HR EXT WALL		One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, Ø.0915" shank, 1/4" heads, 1" o.c. Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height. (LOAD-BEARING)	1 HR SEPARATION WALL	GA FILE NO UP 5512

NO.	DIAGRAM		FIRE RATING	TEST REPORT #

1-HR PARTY WALL

NO OPENINGS @ ROOF
4' MIN EACH SIDE OF SEPARATION WALL

ROOF PROJECTIONS TO HAVE 1/2" GYP SHEATHING UNDER EAVES FOR MIN 3 FT EACH SIDE OF SEPARATION WALL

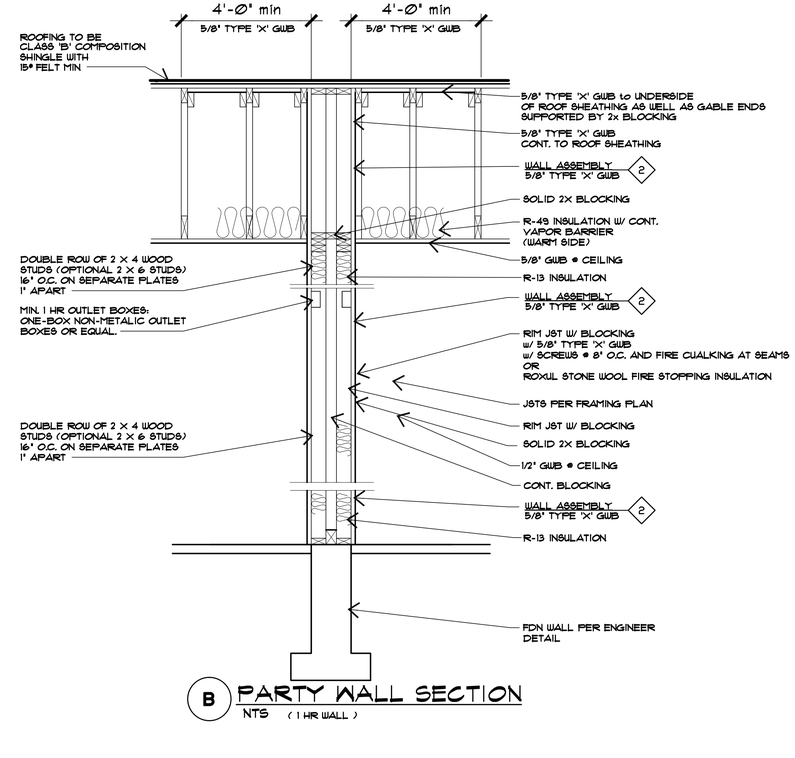


A PARTY WALL SECTION
NTS (1 HR WALL)

1-HR PARTY WALL

NO OPENINGS @ ROOF
4' MIN EACH SIDE OF SEPARATION WALL

ROOF PROJECTIONS TO HAVE 1/2" GYP SHEATHING UNDER EAVES FOR MIN 3 FT EACH SIDE OF SEPARATION WALL



B PARTY WALL SECTION
NTS (1 HR WALL)

LANDMARK DESIGN
custom home design ❖ stock plans
1202 MAIN ST. SUITE #104 SUMNER, WA. 98390
Ph. 253-826-7808 Fax: 253-826-4946

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4. These plans should not be altered by other than a qualified designer, architect, or structural engineer

Plan No:
L2-1822
Date:
10-20-21

GENERAL STRUCTURAL NOTES

ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION, WITH WASHINGTON STATE AMENDMENTS.

DESIGN LOADS:

ROOF
- LIVE LOAD 25 PSF (SNOW)
- DEAD LOAD 15 PSF

FLOOR
- LIVE LOAD 40 PSF (RESIDENTIAL)
  60 PSF (DECKS)
- DEAD LOAD 10 PSF

WIND
- BASIC WIND SPEED 110 MPH (3 SECOND GUST, ULTIMATE LOAD)
- RISK CATAGORY II, EXPOSURE B, K_{zt} = 1.0

SEISMIC
- EQUIVALENT LATERAL FORCE PROCEDURE
- BEARING WALL SYSTEM (LIGHT-FRAMED WALLS)
- SITE CLASS: D
- SEISMIC DESIGN CATAGORY: D
- S_s = 1.5 - IBC FIGURE 1613.3(1)
- S_{DS} = 1.0, I_E = 1.0, R=6.5
- C_s = 0.154

INSPECTIONS:

NO SPECIAL INSPECTIONS ARE REQUIRED. NOTIFY THE BUILDING DEPARTMENT FOR INSPECTIONS REQUIRED BY LOCAL ORDINANCE. ALL PREPARED SOIL BEARING SURFACES SHALL BE INSPECTED BY A SOILS ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL.

FOUNDATIONS:

PLACE FOOTINGS ON NATIVE OR COMPACTED SOIL WITH 1,500 PSF BEARING CAPACITY (ASSUMED). BOTTOM OF EXTERIOR FOOTINGS SHALL BE MINIMUM 1'-6" BELOW OUTSIDE FINISHED GRADE. BACKFILL WALLS WITH A WELL DRAINING MATERIAL FREE OF ORGANIC OBJECTS OR DEBRIS.

CONCRETE:

THE SELECTION OF MATERIALS FOR AND THE MIXING AND PLACING OF ALL CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2018 EDITION. MATERIALS SHALL BE PROPORTIONED TO PRODUCE A DENSE, WORKABLE MIX HAVING A MAXIMUM SLUMP OF 4 INCHES WHICH CAN BE PLACED WITHOUT SEGREGATION OR EXCESS FREE SURFACE WATER. USE MINIMUM F'c = 3,000 PSI WITH 5.5 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE AND A MAXIMUM OF 5.2 GALLONS OF WATER PER 94 LB SACK OF CEMENT. ALL CONCRETE SHALL CONTAIN AN AIR ENTRAINING AGENT. THE AMOUNT OF ENTRAINED AIR SHALL BE 4½% ±1.5% BY VOLUME. MAXIMUM SIZE OF AGGREGATE IS 1½". ALL CONCRETE SHALL BE POURED MONOLITHICALLY BETWEEN CONSTRUCTION OR EXPANSION JOINTS UNLESS SHOWN OTHERWISE. CONCRETE PURVEYORS/SUPPLIERS DELIVERY OR BATCH TICKET TO BE ON JOB SITE FOR BUILDING INSPECTOR VERIFICATION.

REINFORCING STEEL:

ALL REINFORCING STEEL SHALL BE MINIMUM GRADE 60 (F_y = 60,000 PSI) DEFORMED BARS IN ACCORDANCE WITH ASTM SPECIFICATION A-615. LAP ALL SPLICES 32 BAR DIAMETERS OR 1'-6" MINIMUM UNLESS OTHERWISE SHOWN. PROVIDE ELBOW BARS (32 DIA.) TO LAP HORIZONTAL STEEL AT CORNERS AND INTERSECTIONS IN FOOTINGS AND WALLS. REINFORCEMENT SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED BY APPROVED CHAIRS, SPACERS, OR TIES AND SECURED IN PLACE DURING GROUT OR CONCRETE PLACEMENT.

MINIMUM CONCRETE COVER FOR REINFORCING STEEL:

USE	PROTECTION
SLAB AND WALL BARS:	
INTERIOR FACES	1½"
EXPOSED TO WEATHER OR EARTH	1½" (#5 AND SMALLER)
	2" (#6 AND LARGER)
FOOTING BARS	3"

TIMBER:

ALL LUMBER SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

BEAMS	DF#2 OR BETTER
POSTS	DF#2 OR BETTER
2x FRAMING	HF#2 OR BETTER

ALL 2x TIMBER SHALL BE KILN DRIED. ALL GRADES SHALL CONFORM TO "WWPA GRADING RULES FOR WESTERN LUMBER", LATEST EDITION. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA U1. RE-TREAT ALL CUT ENDS, NOTCHES, AND DRILLED HOLES IN ACCORDANCE WITH AWPA M4. MAINTAIN MINIMUM 6" CLEAR BETWEEN WOOD AND EXPOSED EARTH. MAINTAIN 8" CLEAR BETWEEN EXPOSED EARTH AND NON-TREATED WOOD AT EXTERIOR FOUNDATION WALLS. ALL NAILS SHALL BE GALVANIZED BOX OR COMMON NAILS. FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL IN ACCORDANCE WITH SECTION IBC 2304.10.5. ALL MINIMUM NAILING SHALL BE PER IBC TABLE 2304.10.1 U.N.O. MACHINE BOLTS TO BE A-307. BOLT HEADS AND NUTS BEARING AGAINST WOOD SHALL BE PROVIDED WITH STANDARD CUT WASHERS. MISCELLANEOUS HANGERS TO BE 'SIMPSON' OR ICC APPROVED EQUAL. ALL HANGERS TO BE FASTENED TO WOOD WITH PROPER NAILS AND ALL HOLES SHALL BE NAILED.

GLUED LAMINATED WOOD MEMBERS:

GLUED LAMINATED WOOD BEAMS (GLB) TO BE IN ACCORDANCE WITH ANSI/AITC STANDARD A190.1, AMERICAN NATIONAL STANDARD FOR STRUCTURAL GLUED LAMINATED TIMBER. USE STRESS GRADE COMBINATION 24F-V4 (F_b = 2,400 PSI) FOR SIMPLE SPANS AND 24F-V8 FOR CANTILEVER AND CONTINUOUS SPANS. SIMPLE SPANS SHALL BE CAMBERED ON A 3500' RADIUS U.N.O. GLUE SHALL BE CASEIN WITH MOLD INHIBITOR. UNLESS OTHERWISE SPECIFIED, SEALER SHALL BE APPLIED TO ENDS OF ALL MEMBERS. BOTTOM LAMINATION TO BE FREE OF UNSOUND KNOTS LARGER THAN ½" DIAMETER. AITC STAMP AND CERTIFICATION REQUIRED.

PREFABRICATED JOISTS:

JOISTS SHALL BE AS NOTED ON THE PLANS AND AS MANUFACTURED BY TRUSS JOIST WEYERHAEUSER OR APPROVED EQUIVALENT. JOISTS TO BE ERECTED IN ACCORDANCE WITH THE PLANS AND THE MANUFACTURER'S DRAWINGS AND INSTALLATION INSTRUCTIONS. CONSTRUCTION LOADS BEYOND THE DESIGN LOADS ARE NOT PERMITTED. PROVIDE ERECTION BRACING UNTIL SHEATHING MATERIAL HAS BEEN INSTALLED. PROVIDE SOLID BLOCKING AT CONCENTRATED LOADS FROM ABOVE AND WEB STIFFENERS PER MANUFACTURER'S DIRECTIONS. JOIST HANGERS TO BE SIZED AND PROVIDED BY THE MANUFACTURER OR SUPPLIER.

LAMINATED VENEER LUMBER (LVL):

LAMINATED VENEER LUMBER (LVL) TO BE BY TRUSS JOIST WEYERHAEUSER (MICRO.LAM - Fb = 2,600 PSI, E = 1,900,000 PSI). MATERIAL SHALL BE DESIGNED & MANUFACTURED TO THE STANDARDS SET FORTH IN NER-481 OR CCMC REPORT NO. 08675-R. BEARING LENGTH SHALL NOT BE LESS THAN 1½". DO NOT CUT OR NOTCH BEAMS WITHOUT PRIOR APPROVAL OR ENGINEER. HEEL CUTS SHALL NOT OVERHANG INSIDE FACE OF SUPPORTING MEMBER.

BEARING WALL FRAMING:

ALL DOOR AND WINDOW HEADERS NOT CALLED OUT OR OTHERWISE NOTED ON THE PLANS SHALL BE 4x8 DF2 WITH ONE CRIPPLE AND ONE STUD EACH END FOR OPENINGS 5'-0" OR LESS AND TWO CRIPPLES AND ONE STUD FOR OPENINGS MORE THAN 5'-0" WIDE. ALL COLUMNS NOT CALLED OUT ON THE PLANS SHALL BE TWO (2) STUDS. SPIKE LAMINATED COLUMNS TOGETHER WITH 16d @ 12" O.C. STAGGERED. STAGGER SPLICES AT TOP PLATES MINIMUM 48" AND NAIL WITH 16d @ 8" O.C.

SHEAR WALLS:

ALL SHEAR WALL SHEATHING NAILING AND ANCHORS SHALL BE AS DETAILED ON THE DRAWINGS AND NOTED IN THE SHEAR WALL SCHEDULE. USE APA RATED SHEATHING (24/16) WITH A MINIMUM PANEL EDGE NAILING OF 8d @ 6" O.C. UNLESS NOTED OTHERWISE. ALL SHEAR WALL NAILING SHALL BE COMMON WIRE OR GALVANIZED BOX NAILS. FASTENERS IN PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL. BLOCK ALL UNSUPPORTED PANEL EDGES. DESIGNATED 3x FRAMING MAY BE (2) 2x MEMBERS FACE-NAILED WITH 16d @ 12" O.C. STAGGERED. ALL HEADERS SHALL HAVE STRAP CONNECTORS TO THE TOP PLATE AT EACH END WHEN THE HEADER INTERRUPTS THE TOP PLATE. USE 'SIMPSON' LSTA24 CONNECTOR U.N.O.

FLOOR AND ROOF FRAMING:

DIMENSIONAL FRAMING MEMBERS SHALL BE FREE OF SPLITS, CHECKS, AND SHAKES. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE LENGTH AND ALL AROUND ALL OPENINGS IN FLOORS AND ROOFS U.N.O. PROVIDE SOLID BLOCKING AT RIM JOISTS BELOW CONCENTRATED LOADS FROM ABOVE. APPLY ¾" RATED SHEATHING (40/20) GLUED AND NAILED TO FLOOR FRAMING MEMBERS WITH 8d COMMON OR GALVANIZED BOX NAILS AT 6" O.C. AT ALL SUPPORTED EDGES AND 8d COMMON OR GALVANIZED BOX NAILS AT 12" O.C. AT INTERIOR SUPPORTS. APPLY ½" RATED SHEATHING (24/16) ON ROOF NAILED TO STIFFENERS OR RAFTERS WITH 8d COMMON OR GALVANIZED BOX NAILS AT 6" O.C. AT SUPPORTED EDGES AND 8d COMMON OR GALVANIZED BOX NAILS AT 12" O.C. AT INTERIOR SUPPORTS. LAY SHEATHING PERPENDICULAR TO FRAMING AND STAGGER PANEL EDGES.

FLOOR AND ROOF TRUSSES:

TRUSSES TO BE DESIGNED AND SUPPLIED IN ACCORDANCE WITH ANSI/TPI 1-2014. THE TRUSS CALCULATION PACKAGE SHALL BE PREPARED UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WASHINGTON. THE TRUSS ENGINEER SHALL ASSUME ALL RESPONSIBILITY FOR THE WORK OF ALL SUBORDINATES INVOLVED IN THE PREPARATION OF THE TRUSS PLACEMENT PLAN AND TRUSS DESIGN DRAWINGS. EACH TRUSS SHALL BE PLANT FABRICATED AND SHALL BEAR THE QUALITY CONTROL STAMP, MANUFACTURER'S NAME, DESIGN LOAD, AND MAXIMUM SPACING. ALL MECHANICAL CONNECTORS SHALL BE ICC APPROVED. LOADS SHALL BE IN ACCORDANCE WITH THE RECOMMENDED DESIGN LOADS AND IBC CHAPTER 16. MANUFACTURER SHALL PROVIDE ALL TRUSS-TO-TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE BUILDING DEPARTMENT FOR APPROVAL AND MAINTAIN DRAWINGS ON SITE FOR INSPECTION. CONTRACTOR TO VERIFY ALL TRUSS LENGTHS PRIOR TO FABRICATION AND INSTALLATION. TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS AND INDIVIDUAL TRUSS DRAWINGS. NO TRUSS SHALL BE ALTERED WITHOUT PRIOR WRITTEN CONSENT OF THE TRUSS DESIGNER AND ENGINEER OF RECORD.

GENERAL CONSTRUCTION NOTES:

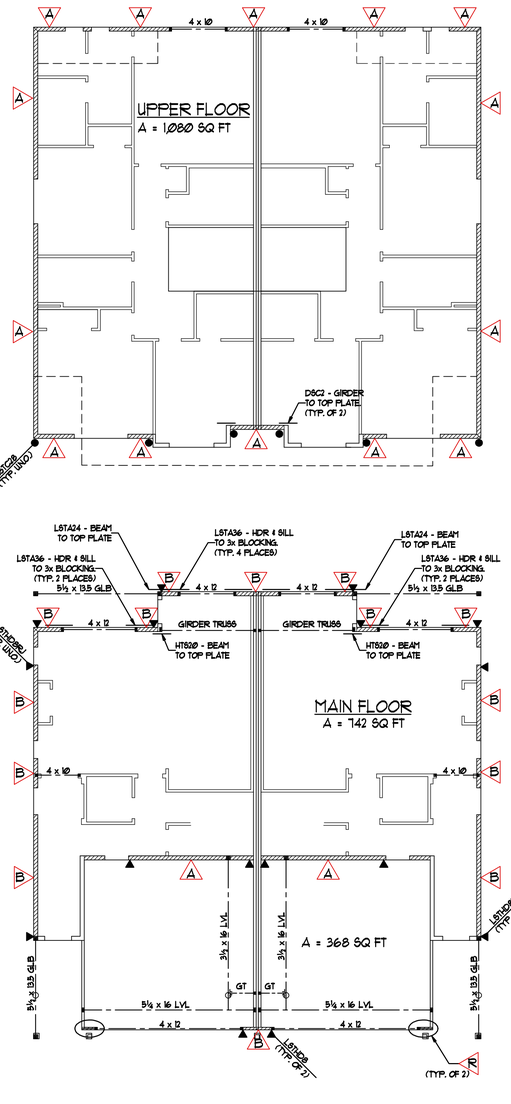
ALL CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND METHODS, TECHNIQUES, AND SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE SPECIFIED WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ALL CONDITIONS AT THE JOB SITE INCLUDING BUILDING AND SITE CONDITIONS BEFORE COMMENCING WORK AND BE RESPONSIBLE FOR SAME. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENERS HAVE BEEN INSTALLED. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING DEPARTMENT FOR ALL BUILDING DEPARTMENT REQUIRED INSPECTIONS. DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS. THE DETAILS SHOWN ARE TYPICAL AND SHALL BE USED FOR LIKE OR SIMILAR CONDITIONS NOT SHOWN. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT OR ENGINEER.

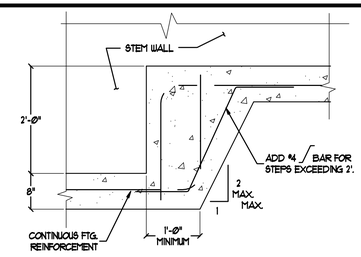
SHEAR WALL SCHEDULE

MARK	MINIMUM SHEATHING (1)	SHEATHING NAILING (1)	ANCHOR BOLTS (3)	REMARKS (4, 5)
A	½" CDX OR OSB	8d @ 6" O.C.	⅝" @ 60" O.C.	Qall = 230 PLF
B	½" CDX OR OSB	8d @ 4" O.C.	⅝" @ 32" O.C.	Qall = 350 PLF
C	½" CDX OR OSB	8d @ 3" O.C.	⅝" @ 16" O.C.	Qall = 450 PLF USE 3x STUDS AT ABUTTING PANEL EDGES & STAGGER NAILS
R	SEE DETAIL 12 / S2.0 FOR CONSTRUCTION			

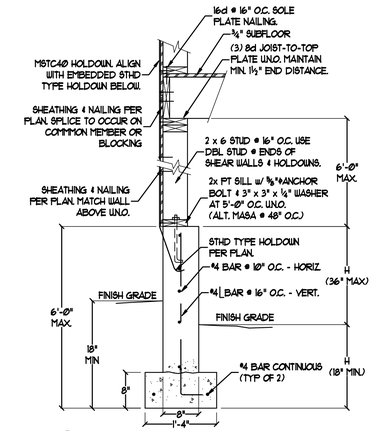
NOTES

1) ALL WALLS DESIGNATED "X" ARE SHEAR WALLS. EXTERIOR WALLS SHALL BE SHEATHED WITH RATED SHEATHING (24/0) AND NAILED AT ALL PANEL EDGES (BLOCKED) PER SCHEDULE. NAILING AT T1-11 PANELS SHALL BE THROUGH EACH EDGE OF EACH PANEL. NAILING AT INTERMEDIATE FRAMING TO BE AT 12" O.C. NAILING NOT CALLED OUT SHALL BE PER IBC TABLE 2304.10.1. NAILING IN PRESERVATIVE TREATED LUMBER SHALL BE STAINLESS STEEL OR OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL PER ASTM A153.
2) HOLDOWNS AND OTHER FRAMING HARDWARE BY SIMPSON STRONG TIE OR ICC APPROVED EQUAL TO BE USED PER PLAN. ENDS OF SHEAR WALLS SHALL USE DOUBLE STUDS MINIMUM.
3) USE MINIMUM OF TWO (2) BOLTS PER SILL PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12" NOR LESS THAN 5" FROM EACH END OF EACH PIECE. EMBED BOLTS MINIMUM OF 7" INTO CONCRETE. WASHERS TO BE 3" x 3" x ¼" PER IBC SECTION 2308.3.2 AND OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL IN ACCORDANCE WITH ASTM A153.
4) ALLOWABLE LOADS ARE PERMITTED TO BE INCREASED 40% FOR WIND DESIGN IN ACCORDANCE WITH AF&PA SDPWS TABLE 4.3A.
5) DESIGNATED 3x STUDS MAY BE (2) 2x MEMBERS FACE-NAILED WITH 16d @ 12" O.C. STAGGERED.

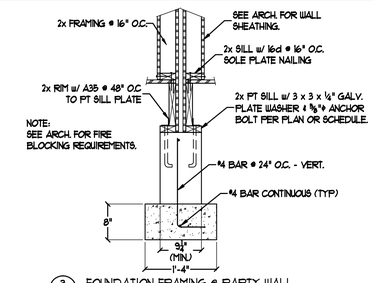




1 S1.0 STEPPED FOOTING DETAIL
SCALE: ¾" = 1'-0"



2 S1.0 CRIPPLE WALL WITH BACKFILL FOUNDATION
SCALE: ¾" = 1'-0"



3 S1.0 FOUNDATION FRAMING @ PARTY WALL
SCALE: ¾" = 1'-0"

SCALE: NONE
DATE: 09/22/21
ISSUE FOR PERMIT

SEGA Engineers
Structural & Civil Consulting Engineers
22939 SE 292nd Place • Black Diamond, Washington 98010
(360) 886-1017

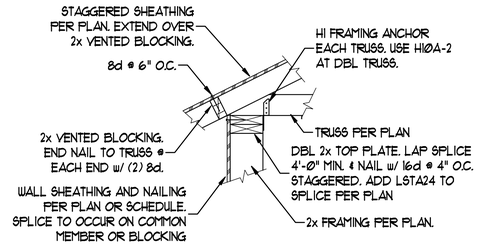
LANDMARK DESIGN, INC.
PLAN M-1822

GENERAL STRUCTURAL NOTES

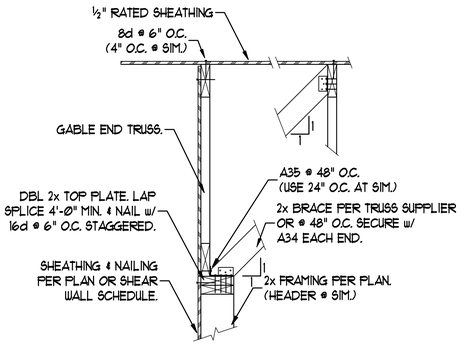
GREG THESENVITZ — STATE OF WASHINGTON — 22606 — REGISTERED PROFESSIONAL ENGINEER

S1.0

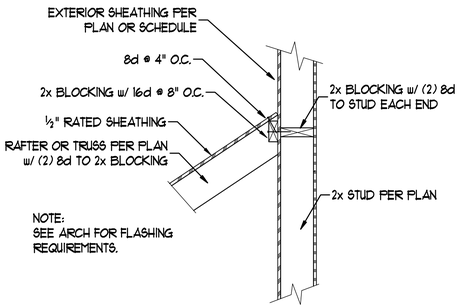
JOB 13-042



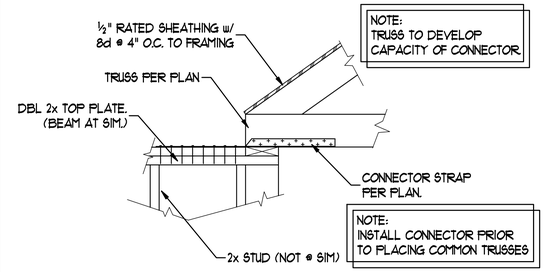
1 S2.Ø TYPICAL ROOF FRAMING CONNECTION
SCALE: 1" = 1'-Ø"



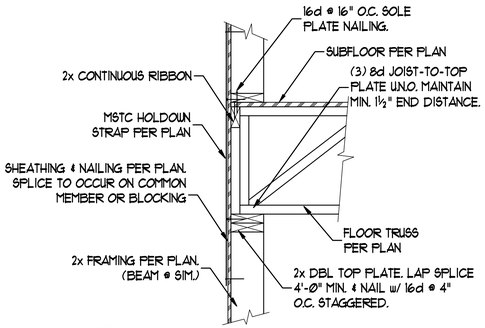
2 S2.Ø ROOF FRAMING @ GABLE END
SCALE: 1" = 1'-Ø"



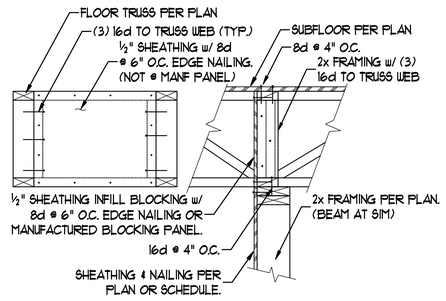
3 S2.Ø LOWER ROOF FRAMING @ SHEAR WALL
SCALE: 1" = 1'-Ø"



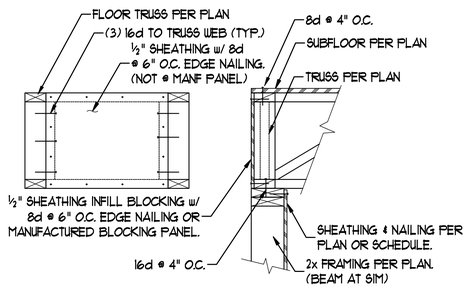
4 S2.Ø DRAG STRUT CONNECTION
SCALE: 1" = 1'-Ø"



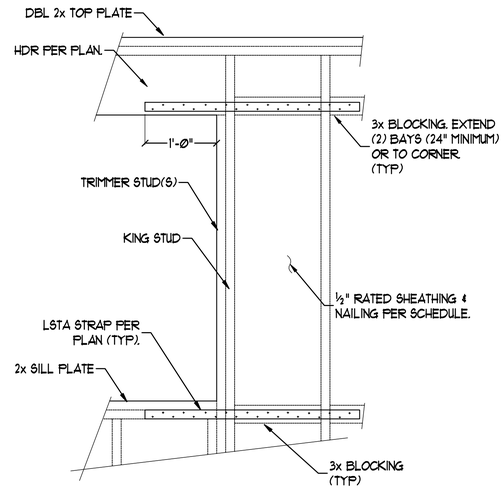
5 S2.Ø TYPICAL FLOOR FRAMING CONNECTION
SCALE: 1" = 1'-Ø"



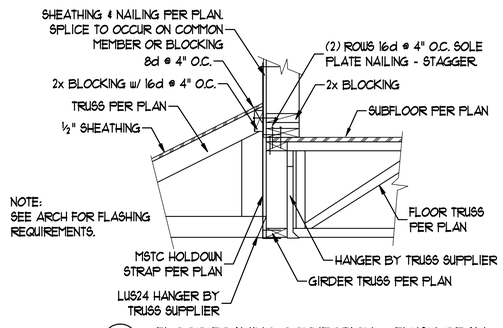
6 S2.Ø FLOOR FRAMING @ INTERIOR SHEAR WALL
SCALE: 1" = 1'-Ø"



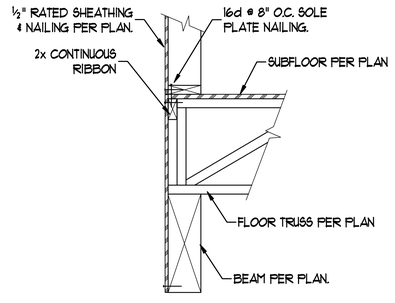
7 S2.Ø FLOOR FRAMING @ INTERIOR SHEAR WALL
SCALE: 1" = 1'-Ø"



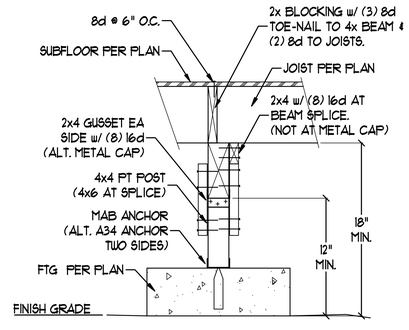
8 S2.Ø SHEAR WALL FORCE TRANSFER DETAIL
SCALE: 1" = 1'-Ø"



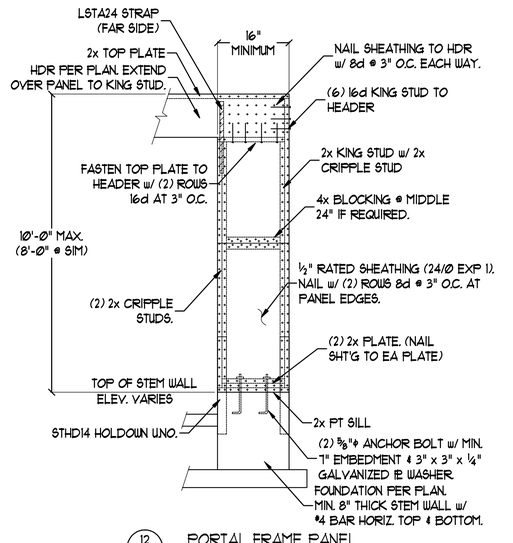
9 S2.Ø FLOOR FRAMING CONNECTION @ FLUSH BEAM
SCALE: 1" = 1'-Ø"



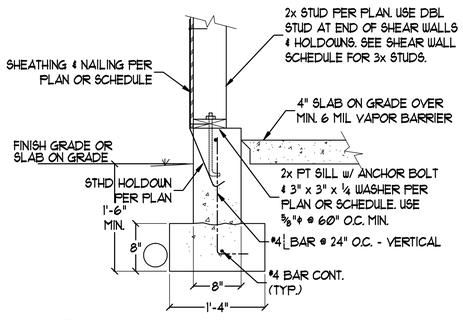
10 S2.Ø SHEAR WALL FRAMING AT BEAM
SCALE: 1" = 1'-Ø"



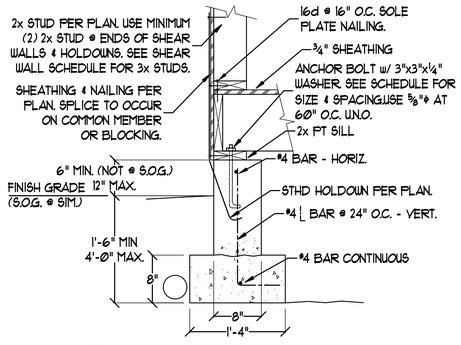
11 S2.Ø FLOOR FRAMING AT CRAWL SPACE
SCALE: 1" = 1'-Ø"



12 S2.Ø PORTAL FRAME PANEL
SCALE: NONE



13 S2.Ø FOUNDATION AT SLAB ON GRADE
SCALE: 1" = 1'-Ø"



14 S2.Ø FOUNDATION AT CRAWL SPACE
SCALE: 1" = 1'-Ø"

SCALE: 1" = 1'-Ø"
DATE: Ø9/22/21
ISSUE FOR PERMIT

SEGA Engineers
Structural & Civil Consulting Engineers
22939 SE 282nd Place • Black Diamond, Washington 98010
(360) 886-1017

LANDMARK DESIGN, INC.
PLAN NO. M-1822

STRUCTURAL DETAILS

GREG THESEN
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER

S2.Ø

JOB 13-042

A PORTION OF SECTION 32, TOWNSHIP 19N, RANGE 05E, W.M., PIERCE COUNTY

GRADING AND UTILITY PLAN

VICINITY MAP

GENERAL SITE DEVELOPMENT NOTES:

1. THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF THE APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL ASSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR SHOWN ON RECORD DRAWING PROVIDED BY OTHERS ARE SHOWN HEREON. EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO A DEGREE OF UNKNOWN VARIATION. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. TEBALDI ENGINEERING, LLC ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR RECORDS OF OTHERS. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT TEBALDI ENGINEERING, LLC, TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
6. INSPECTION OF SITE WORK WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE AUTHORITY HAVING JURISDICTION. INSPECTION OF PRIVATE FACILITIES WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE INSPECTOR OF THE AUTHORITY HAVING JURISDICTION 24 HOURS IN ADVANCE OF BACKFILLING ALL CONSTRUCTION OR AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
7. PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY THE CONTRACTOR SHALL CONTACT THE AGENCY AND/OR UTILITY INSPECTION PERSONNEL AND ARRANGE ANY REQUIRED PRE-CONSTRUCTION MEETING(S). CONTRACTOR SHALL PROVIDE 72 HRS MIN. ADVANCE NOTIFICATION TO OWNER, FIELD ENGINEER AND ENGINEER OF PRE-CONSTRUCTION MEETINGS.
8. THE CONTRACTOR IS RESPONSIBLE FOR WORKER AND SITE SAFETY AND SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED.
10. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL ADJACENT PUBLIC AND PRIVATE PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITY SERVICES THAT ARE TO REMAIN OPERATIONAL WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
11. STRUCTURAL BMPs MUST BE ACCESSIBLE FOR INSPECTION BY THE AUTHORITY HAVING JURISDICTION DURING REGULAR BUSINESS HOURS.
12. TWO (2) COPIES OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. ONE (1) SET WITH RECORDS OF AS-BUILT INFORMATION SHALL BE SUBMITTED TO TEBALDI ENGINEERING, LLC AT COMPLETION OF PROJECT.

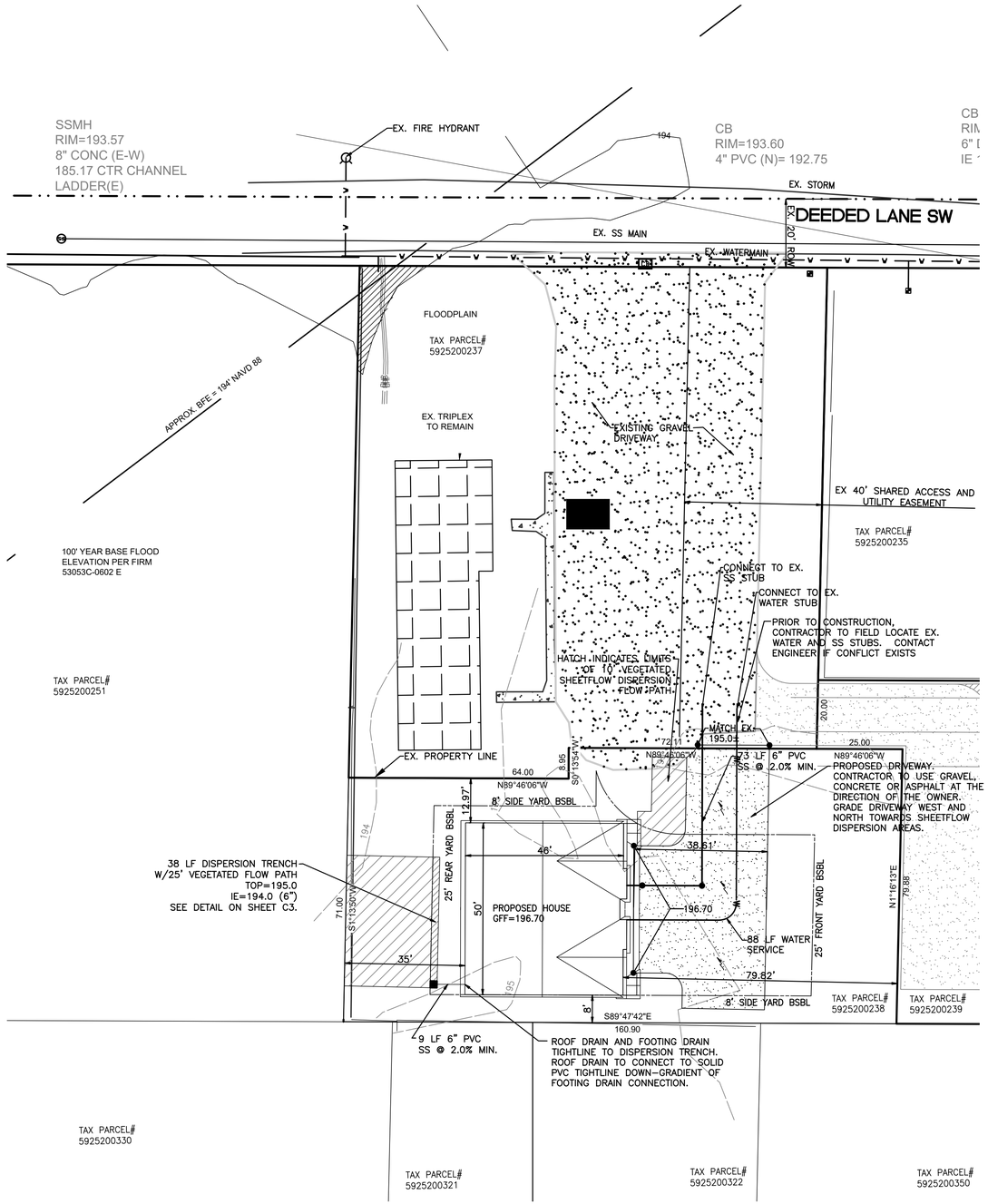
SOIL AMEDMENT NOTE

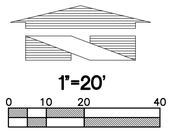
ALL DISTURBED SOILS TO BE AMENDED PER CITY OF ORTING REQUIREMENTS. STOCKPILE EXISTING SOILS ONSITE FOR USE AS AMENDED SOILS. SEE SOIL AMENDMENT INFORMATION SHEET C3.

811 Know what's below. Call before you dig. Dial 811 Or Call 1-800-424-5555

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.





LEGEND

EXISTING

- 220 — EXISTING CONTOUR LINE
- EXISTING PROPERTY BOUNDARY
- EXISTING LOT LINE
- EXISTING GRAVEL DRIVEWAY
- EXISTING EASEMENT LINE
- GRAVEL
- CONCRETE

PROPOSED

- FLOW PATH
- 220 — PROPOSED SPOT GRADE
- 0.54% — PROPOSED GRADING SLOPE
- PROPOSED DRIVEWAY
- 220 — PROPOSED CONTOUR LINE
- PROPOSED STORM DRAIN PIPE
- PROPOSED CATCH BASIN
- PROPOSED CLEANOUT
- PROPOSED SEWER/SEPTIC LINE
- W — W — PROPOSED WATER METER
- PROPOSED WATER SERVICE

WATER PURVEYOR:

CITY OF ORTING

SEWER PURVEYOR:

CITY OF ORTING

CIVIL SHEET INDEX:

LEGAL DESCRIPTION:

SECTION 32, TOWNSHIP 19N, RANGE 05E QUARTER 22 MILLERS 2ND ADD TO ORTING: L 2 OF SP 2018-04-13-5001

VERTICAL DATUM:

NAVD88

EXISTING TOPOGRAPHY/SURVEY INFORMATION NOTE:

THESE DRAWINGS HAVE BEEN PREPARED BASED ON PIERCE COUNTY LIDAR AND RECORDS.

TEBALDI ENGINEERING, LLC DOES NOT WARRANT THAT THE TOPOGRAPHY SHOWN ON THESE DRAWINGS IS REPRESENTATIVE OF WHAT IS CONSTRUCTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER TO HAVE ALL IMPROVEMENTS FIELD VERIFIED PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO WORK.

OWNER

RYAN STENNES
514 DEEDED LANE SW
ORTING, WA

APPLICANT

RYAN STENNES
514 DEEDED LANE SW
ORTING, WA

ENGINEER:

TEBALDI ENGINEERING, LLC
4625 - 126TH AVENUE EAST
EDGEWOOD, WA 98372
TEL: (206) 450-5096
CONTACT: CHRIS TEBALDI, P.E.
CHRIS@TEBALDIENGINEERING.COM

PROJECT DATA:

PROJECT ADDRESS: 514 DEEDED LANE SW ORTING, WA

TAX PARCEL: 5925200238

JURISDICTION: CITY OF ORTING

PROJECT AREA SUMMARY:

TOTAL SITE AREA = 12,287 SF
PROPOSED HOUSE ROOF AREA= 2,677 SF
PROPOSED DRIVE/WALKWAY= 2,320 SF
TOTAL PROPOSED IMP. AREA= 4,997 SF

APPROX. 50 CY CUT/FILL

No.	Date	By	Ckd.	Appr.	Revision

Title: GRADING AND UTILITY PLAN
STENNES DUPLEX
514 DEEDED LANE SW
ORTING, WA 98360

For:
RYAN STENNES
514 DEEDED LANE SW
ORTING, WA 98360

CHRIS M. TEBALDI — STATE OF WASHINGTON — 43524 — REGISTERED PROFESSIONAL ENGINEER
4/22/22

Scale: Horizontal 1"=20' Vertical N/A

Designed _CMT_ Drawn _CMT_ Checked _CMT_ Approved _CMT_ Date 4/22/22

4625 - 126TH AVENUE EAST
EDGEWOOD, WA 98372
(206) 450-5096
TEBALDIENGINEERING.COM
TEBALDI ENGINEERING, LLC

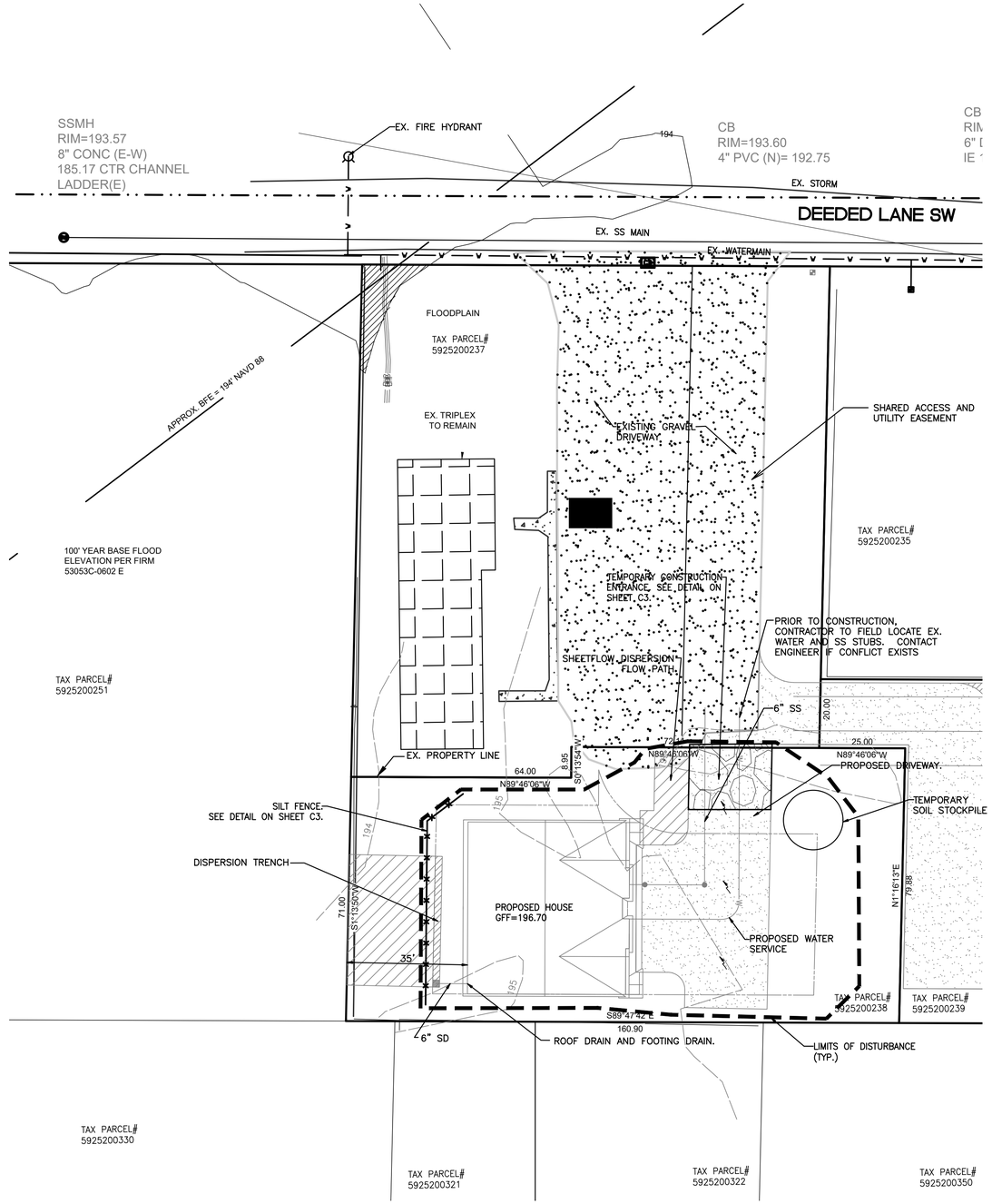
Job Number STENNES

Sheet C1 of 3

File:C:\Users\Chris Tebaldi\OneDrive - Lindo Tebaldi\Documents\Tebaldi Engineering\Projects\Ryan Stennes Duplex 2\Engineering\Stennes-A.dwg Date/Time:4/22/2022 2:55 PM Scale:0.009988 CHRIS TEBALDI Xref: ----

A PORTION OF SECTIONS 32, TOWNSHIP 19N, RANGE 12E, W.M., PIERCE COUNTY

TEMPORARY EROSION CONTROL PLAN



1"=20'

0 10 20 40

LEGEND

EXISTING	PROPOSED
ASPHALT SURFACE	PERIMETER PROTECTION
BUILDING	CLEARING LIMITS
CENTERLINE ROW	CATCH BASIN PROTECTION
CLEANOUT	
CONCRETE SURFACE	
FENCE LINE	
FIRE HYDRANT	
GRAVEL SURFACE	
INLET (TYPE 1)	
POWER (OVERHEAD)	
POWER (UNDERGROUND)	
GAS LINE	
TEL MANHOLE	
REBAR AS NOTED (FOUND)	
REBAR & CAP (SET)	
ROCKERY	
SEWER LINE	
SEWER MANHOLE	
STORM DRAIN LINE	
TELEPHONE HAND HOLE	
TELEPHONE SENTRY	
TELEPHONE VAULT	
WATER METER	
WATER VALVE	
WATER LINE	

CONSTRUCTION SEQUENCE

1. FLAG ALL DISTURBED AND/OR CLEARING LIMITS.
2. CALL THE UTILITY LOCATE SERVICE TO VERIFY LOCATION OF ANY EXISTING UTILITIES TWO (2) WORKING DAYS PRIOR TO START OF CONSTRUCTION.
3. IDENTIFY AND PROTECT ALL EXISTING VEGETATION TO REMAIN, AS REQUIRED.
4. PERFORM CLEARING AND GRADING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS.
5. INSTALL PERIMETER RUNOFF CONTROLS INCLUDING SILT FENCING AND CONSTRUCTION FENCING.
6. INSTALL STORM DRAINAGE PROTECTION.
7. CLEAR AND STABILIZE CONSTRUCTION ACCESS, IF REQUIRED.
8. COMPLETE ALL REQUIRED STOCKPILING, SITE CLEARING, AND GRADING.
9. CONSTRUCT SITE IMPROVEMENTS.
10. COMPLETE FINAL GRADING, STABILIZATION, AND LANDSCAPING.
11. REMOVE SEDIMENT AND EROSION CONTROL MEASURES.

GRADING QUANTITIES

APPROX. CUT = 50 CUBIC YARDS
APPROX. FILL = 50 CUBIC YARDS

GRADING QUANTITIES ARE FOR PERMITTING PURPOSES ONLY. ACTUAL GRADING QUANTITIES SHOULD BE DETERMINED BY CONTRACTOR AFTER REVIEW OF ARCHITECTURAL AND CIVIL PLANS.

811 **Know what's below.**
Call before you dig.
Dial 811
Or Call 1-800-424-5555

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

No.	Date	By	Appr.	Ckd.	Revision

Title: TEMPORARY EROSION CONTROL PLAN
STENNES DUPLEX
514 DEEDED LANE SW
ORTING, WA 98360

For:
RYAN STENNES
514 DEEDED LANE SW
ORTING, WA 98360

CHRIS M. TEBALDI
STATE OF WASHINGTON
43524
REGISTERED
PROFESSIONAL ENGINEER
4/22/22

Scale: Horizontal 1"=20' Vertical N/A

Designed CMT. Drawn CMT. Checked CMT. Approved CMT. Date 4/22/22

4625 - 126TH AVENUE EAST
EDGEWOOD, WA 98372
(206) 450-5096
TEBALDIENGINEERING.COM
TEBALDI ENGINEERING, LLC

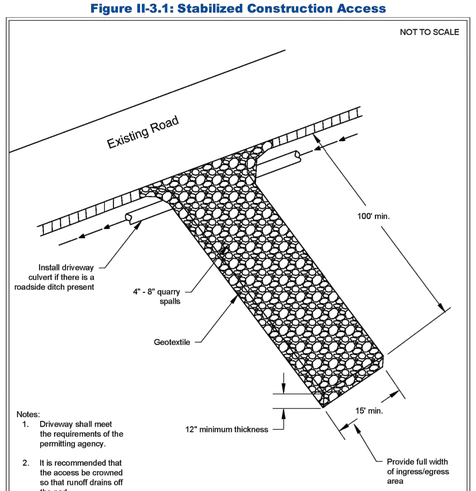
Job Number STENNES

Sheet C2 of 3

File:C:\Users\Chris Tebaldi\OneDrive - Linda Tebaldi\Documents\Tebaldi Engineering\Projects\Ryan Stennes Duplex 2\Engineering\Stennes-E.dwg Date/Time:4/22/2022 2:54 PM Scale:0.009988 CHRIS TEBALDI Xref: ----

NOTES AND DETAILS

Figure II-3.1: Stabilized Construction Access

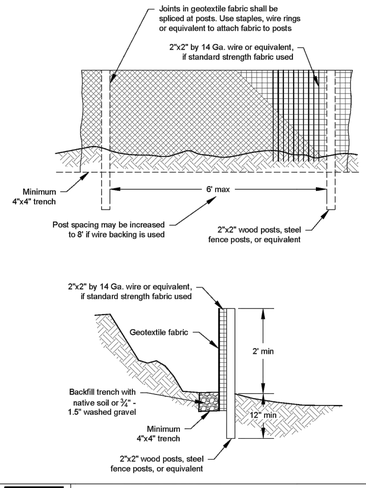


DEPARTMENT OF ECOLOGY State of Washington

Stabilized Construction Access

Revised June 2018

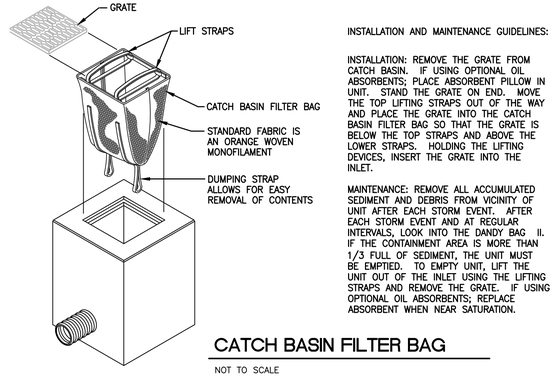
Figure II-3.22: Silt Fence



DEPARTMENT OF ECOLOGY State of Washington

Silt Fence

Revised July 2017



INSTALLATION AND MAINTENANCE GUIDELINES:

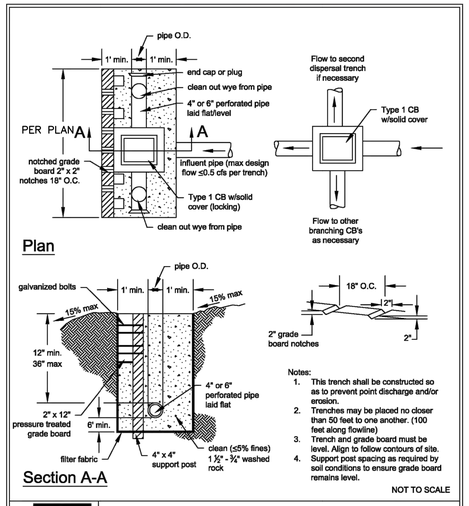
INSTALLATION: REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE CATCH BASIN FILTER BAG SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY BAG II. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

CATCH BASIN FILTER BAG

NOT TO SCALE

Figure V-4.5: Standard Dispersion Trench with Notched Grade Board



DEPARTMENT OF ECOLOGY State of Washington

Standard Dispersion Trench with Notched Grade Board

Revised May 2019

DISPERSION TRENCH

NOT TO SCALE

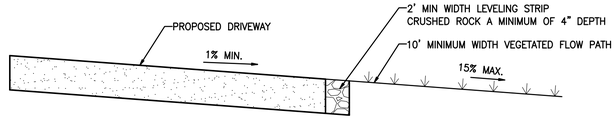
SOIL AMENDMENT NOTES:

1. RETAIN AND PROTECT UNDISTURBED SOIL:
   - LEAVE UNDISTURBED VEGETATION AND SOIL, AND PROTECT FROM COMPACTION BY FENCING AND KEEPING MATERIALS STORAGE AND EQUIPMENT OFF OF THESE AREAS DURING CONSTRUCTION.
   - FOR ALL AREAS WHERE SOIL OR VEGETATION ARE DISTURBED, USE OPTION 2, 3, OR 4.
2. AMEND SOIL:
   - SOIL AMENDMENTS SHALL BE APPLIED TO ALL AREAS WHICH ARE BEING SET ASIDE AS NON-BUILDABLE AREAS (OPEN SPACE OR NATURAL RESOURCE PROTECTION AREAS) AND ARE IN NEED OF REHABILITATION BECAUSE OF POST LAND USE DISTURBANCES SUCH AS CLEARING AND INTRUSION OF INVASIVE SPECIES. THE PURPOSE IS TO ENHANCE AND ACCELERATE REHABILITATION OF THE SOIL STRUCTURE. THE APPLICATION WILL BE NON-DESTRUCTIVE TO THE EXISTING VEGETATION THAT IS RETAINED BY TAKING CARE TO TAPER DEPTHS OF SOIL AMENDMENT NEAR THE SURFACE ROOTS.
   - AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PRE-APPROVED" RATES , OR AT CUSTOM CALCULATED RATES TO MEET THE SOIL QUALITY GUIDELINES BASED ON ENGINEERING TESTS OF THE SOIL AND AMENDMENT. (REFER TO THE BUILDING SOIL MANUAL (STENN ET AL. 2012) OR WEBSITE (WWW.BUILDINGSOIL.ORG) FOR CUSTOM CALCULATION METHODS.
3. STOCKPILE SOIL:
   - STOCKPILE EXISTING TOPSOIL DURING GRADING AND REPLACE IT PRIOR TO PLANTING. AMENDED STOCKPILED TOPSOIL IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS EITHER AT THE DEFAULT "PRE-APPROVED" RATE OR AT THE CUSTOM CALCULATED RATE. SCARIFY SUBSOIL AND MULCH PLANTING BEDS.
4. IMPORT SOIL:
   - IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS. IMPORTED SOILS SHOULD NOT CONTAIN EXCESSIVE CLAY OR SILT FINES (MORE THAN 5 PERCENT PASSING THE US #200 SIEVE) BECAUSE THAT COULD RESTRICT STORMWATER INFILTRATION. USE IMPORTED TOPSOIL THAT MEETS DEFAULT "PRE-APPROVED" RATES.
   - SCARIFY SUBSOIL AND MULCH PLANTING BEDS.

NOTE: MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE.

SOIL AMENDMENT

NOT TO SCALE



DRIVEWAY CROSS SECTION (LOOKING SOUTH)

NOT TO SCALE

No.	Date	By	Ckd.	Appr.	Revision

Title: NOTES AND DETAILS
STENNES DUPLEX
514 DEEDED LANE SW
ORTING, WA 98360

For:
RYAN STENNES
514 DEEDED LANE SW
ORTING, WA 98360

CHRIS M. TEBALDI — STATE OF WASHINGTON — 43524 — REGISTERED PROFESSIONAL ENGINEER — 4/22/22

Scale: Horizontal N/A Vertical N/A

Designed CMT. Drawn CMT. Checked CMT. Approved CMT. Date 4/22/22

4625 - 126TH AVENUE EAST
EDGEWOOD, WA 98372
(206) 450-5096
TEBALDIENGINEERING.COM
TEBALDI ENGINEERING, LLC

Job Number STENNES

Sheet C3 of 3

File:C:\Users\Chris Tebaldi\OneDrive - Linda Tebaldi\Documents\Tebaldi Engineering\Projects\Ryan Stennes Duplex 2\Engineering\Stennes-D.dwg Date/Time:4/22/2022 2:54 PM Scale:0.009988 CHRIS TEBALDI Xref: ----

Kim Agfalvi

From: Laura Hinds
Sent: Friday, July 1, 2022 10:30 AM
To: Kim Agfalvi
Subject: FW: 514 Deeded Lane SW Orting
Attachments: M-1822 FT Stennes Deed Ln.(6-1-22).pdf

I'm not sure who this will go to since Alison is no longer with Planning.

Laura Hinds,
Administrative Assistant, Public Works Operations
City of Orting | PO Box 489 | 900 Rocky Rd NE | Orting, WA 98360
O (360) 893-9039
C (253) 861-2401

Please visit our website for City Services, Orting's Flood Information Center and yearly events at:
www.cityoforting.org

From: Ryan Stennes [mailto:ryanstennes@hotmail.com]
Sent: Friday, July 1, 2022 9:15 AM
To: Laura Hinds <LHinds@cityoforting.org>
Subject: FW: 514 Deeded Lane SW Orting

From: Ryan Stennes
Sent: Friday, July 1, 2022 7:41 AM
To: awilliams@cityoforting.org
Cc: John Lynch <johnlynch@kw.com>
Subject: 514 Deeded Lane SW Orting

Alison,

I need to go through the architectural design review for my new project at 514 Deeded Lane SW Orting. Attached are the plans.

If you need to call me, my number is below.

Ryan Stennes

253-820-2574

Total Control Panel Login

To: lhinds@cityoforting.org
From: ryanstennes@hotmail.com

Message Score: 15
My Spam Blocking Level: High

Block this sender
Block hotmail.com

High (60): Pass
Medium (75): Pass
Low (90): Pass

This message was delivered because the content filter score did not exceed your filter level.

City of Orting Staff Report
Planning Commission

City of Orting
ADR 2022-09 Fourplex

APPLICANT / OWNER:
Les Seifert - Architect
Multani Townhomes - Owner

LOCATION OF PROPOSAL:
215 Corrin Ave NW, Orting, WA 98360

DESCRIPTION OF PROPOSAL: The applicant is building a fourplex and is seeking an Architectural Design approval of the structure.

STAFF REPORT:
The property is located in the "Residential - Urban" (RU) zone. The proposed use of this property is subject to the conditions of OMC 13-6-7A "Architectural Design Review".

- The applicant submitted a building design with the application; see attached.
- The applicant has chosen three (3) Sherman Williams Historical Colors for the exterior of the structure. Colors confirmed on Sherman Williams web-site. Applicant has included a color rendering of the fourplex.
- Applicant's fourplex design includes several architectural aspects to meet the City's architectural design guidelines; vertical board & batten siding, a cultured stone belt, wood deck railing and other western architectural attributes.
- The design shows a 2-car garage for each unit which meets the on-site parking requirement.
- Applicant did not include information for screening trash service area.
- The Building Official, Tim Lincoln has received one of the ADR packets submitted.

STAFF RECOMMENDATION: Staff recommends approval of ADR 2022-07 with clarification on trash service area screening.

PREPARED BY: Danielle Charchenko

****PLANNING COMMISSION DECISION – August 1, 2022****

_____
Kelly Cochran, Planning Commission Chair

_____
Scott Larson, City Administrator

City of Orting
Department of Planning & Community Development
ARCHITECTURAL DESIGN REVIEW APPLICATION FORM

File No. _____
App. Type _____
Fee Paid $ _____
Date Rec'd _____

Name of Project/Development: Multani Townhomes

APPLICANT/CONTACT PERSON

Name: Ronhovde Architects LLC - Les Seifert

Address: 14900 Interurban Ave S; Suite 138

City: Tukwila State: WA Zip: 98168 Phone:(206)859-5500

DESCRIPTION OF PROPOSED ACTION

The project consists of providing a 4-plex townhouse building on a single family lot.
See Pre-Application Notes dated 3/11/21

PROPERTY DESCRIPTION

Location of subject property: 215 Corrin Ave NW

Legal Description (attach additional pages as required): ELDREDGES ADD TO ORTING L 21 & W 1/2 OF 22 B 14

Tax Parcel No. 3670000650 1/4 Sec. 33 Sec. 29 Twn. 19 R. 05

Size (ac./sq. ft.) 0.155/6,750 Comp. Plan designation Zone MUTC

Current Use Vacant

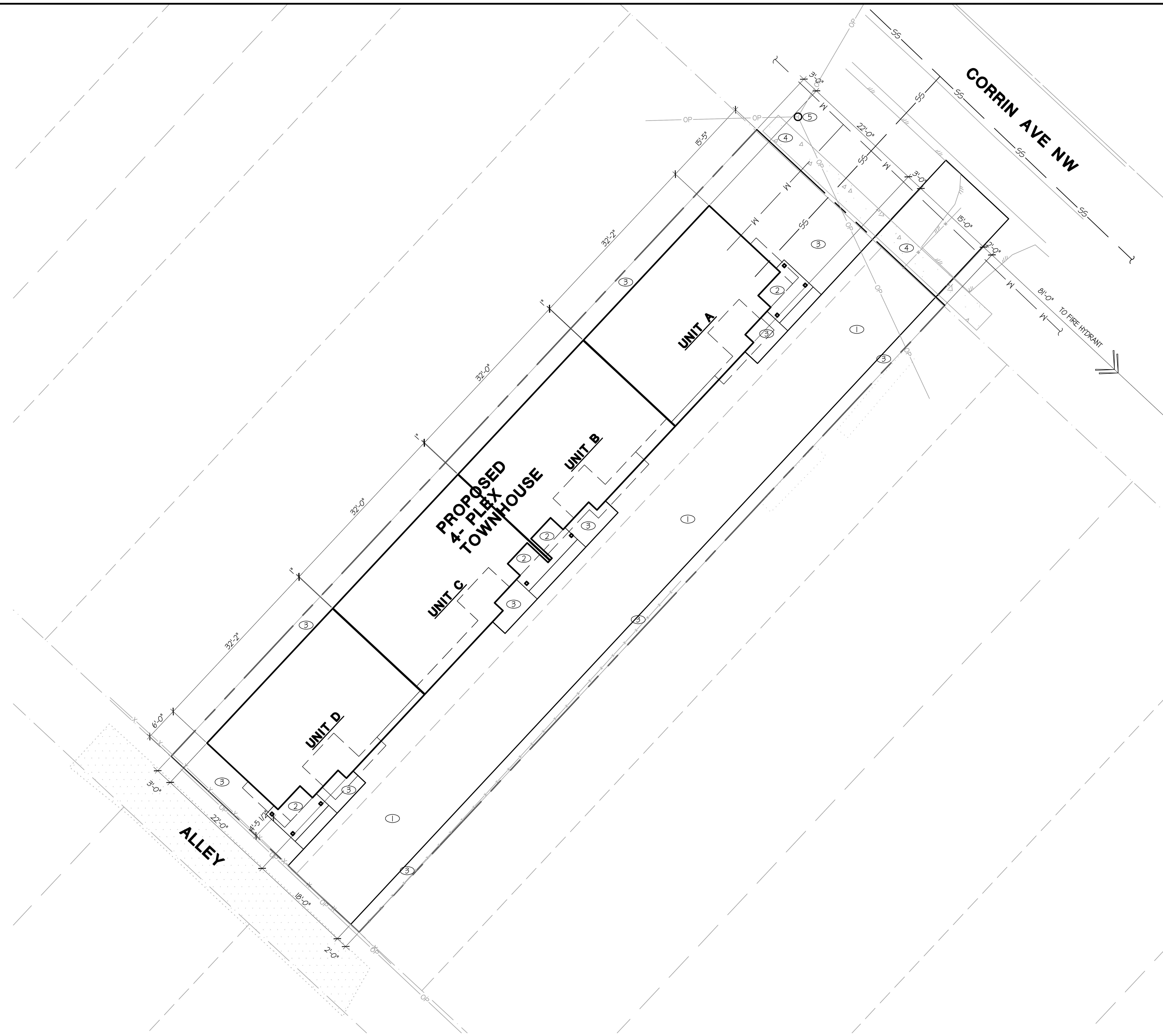
AUTHORIZATION TO FILE:
SIGNATURE OF ALL PERSONS WITH AN INTEREST IN THE PROPERTY

Name	Name
Signature	Signature
Tax No or Lot & Subdivision	Tax No or Lot & Subdivision
____ Owner ____ Contract Purchase ____ Option Purchaser* Option Expiration Date _____ *Owners signature also required	____ Owner ____ Contract Purchase ____ Option Purchaser* Option Expiration Date _____ *Owners signature also required

CERTIFICATION

I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the above authorization.

Signature: Date:



SITE PLAN

SCALE: 1/8"=1'-0"

PROJECT ACTUAL

PROJECT INFO

ZONING:	MUTC (MIXED USE TOWN CENTER)
PARCEL NO.(S) :	3670000650
SITE AREA:	6,750 S. F. (0.155 ACRES)
BUILDING FOOTPRINT AREA:	2,665 SQ. FT. (TOTAL) (39.48%)
COMMON SPACE:	557 SQ. FT. / 4 = 139.25 SQ. FT. PER UNIT

CONTACT INFO

OWNER:

MULTANI CUSTOM HOMES
13426 SE 230TH ST
KENT WA 98042
(206)501-6467
PAUL MULTANI
paulmultani@hotmail.com

ARCHITECT:

RONHOVDE ARCHITECTS LLC
14900 INTERURBAN AVE S
TUKWILA WA 981681
TORJAN RONHOVDE
torjan@ronhovdearchitects.com
(206)859-5500

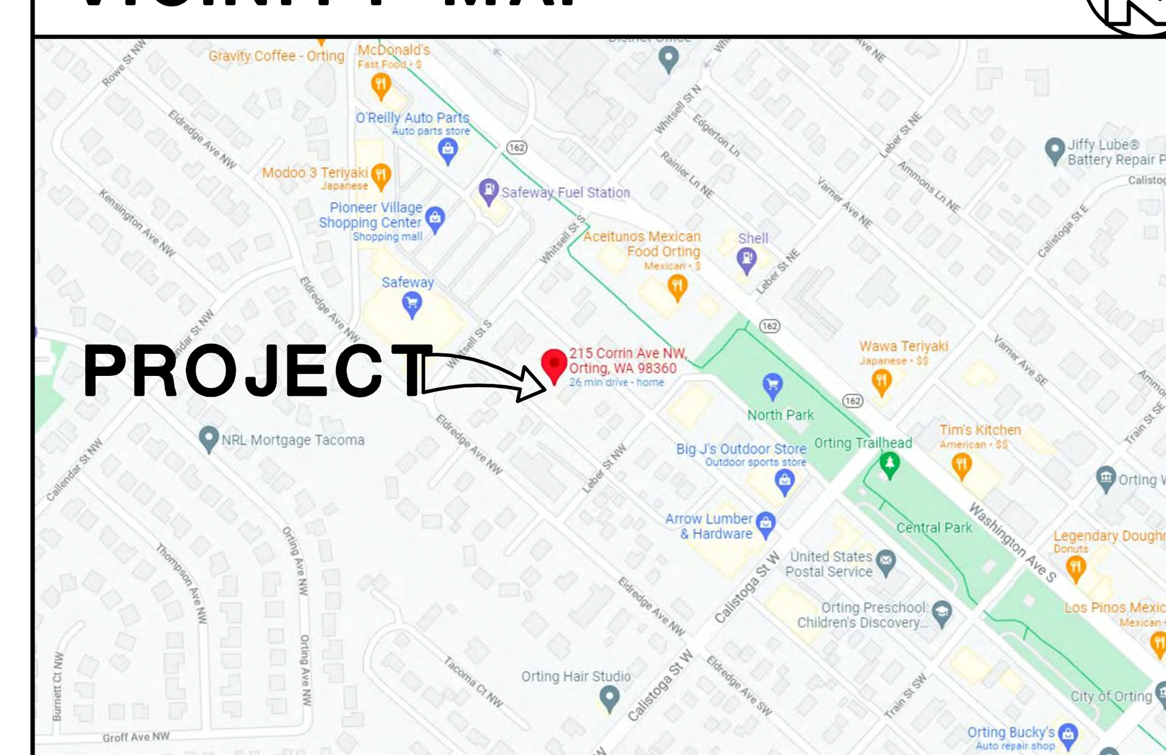
CONTRACTOR:

MULTANI CUSTOM HOMES
13426 SE 230TH ST
KENT WA 98042
(206)501-6467
PAUL MULTANI
paulmultani@hotmail.com

KEYNOTES

1. ASPHALT DRIVE
2. COVERED CONCRETE ENTRY PORCH
3. LANDSCAPE AREA
4. EXISTING (EX) SIDEWALK
5. EX POWER POLE
6.
7.
8.
9.
10.
11.
12.
13.
14.
15.
16.

VICINITY MAP



LEGAL DESCRIPTION

Section 29 Township 19 Range 05 Quarter 33 ELDREDGES ADD TO ORTING L 21 & W 1/2 OF 22 B 14

THE RONHOVDE ARCHITECTS LLC

14900 INTERURBAN AVE SOUTH
SUITE 138
TUKWILA, WASHINGTON 98168
(206) 859-5500 ■ FAX (206) 859-5501
ronhovdearchitects.com

4344 REGISTERED ARCHITECT
TORJAN RONHOVDE
STATE OF WASHINGTON

PROJECT:

MULTANI TOWNHOMES

215 CORRIN AVE NW
ORTING WA

PIERCE COUNTY WA

JURISDICTION: ORTING WA

NO.	DATE	DESCRIPTION
10		
9		
8		
7		
6		
5		
4		
3		
2		
1	12/10/21	Design Review Submittal

REVISIONS

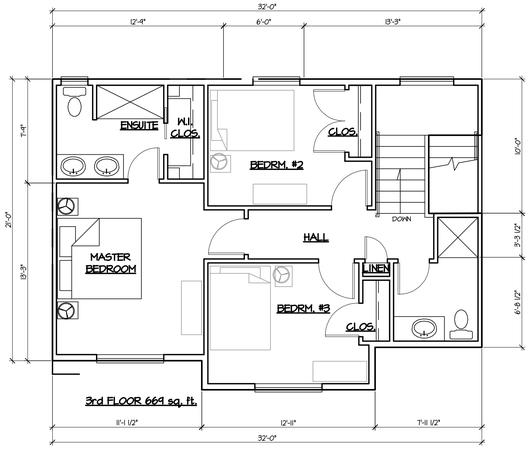
SHEET CONTENTS:

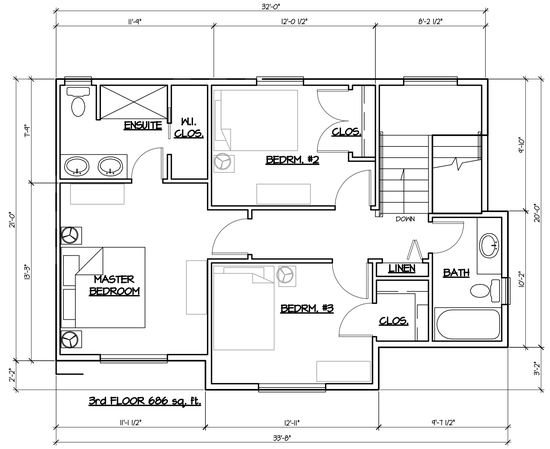
SITE PLAN

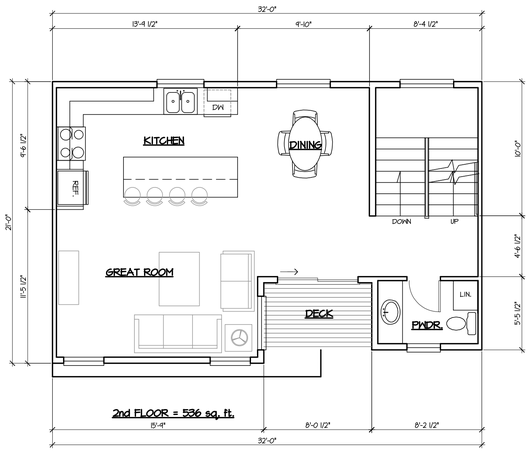
JOB NO.:	2021.60
DRAWN BY:	LWS
CHECKED BY:	TJR
DATE:	12-10-21

SHEET NO.

A0.1

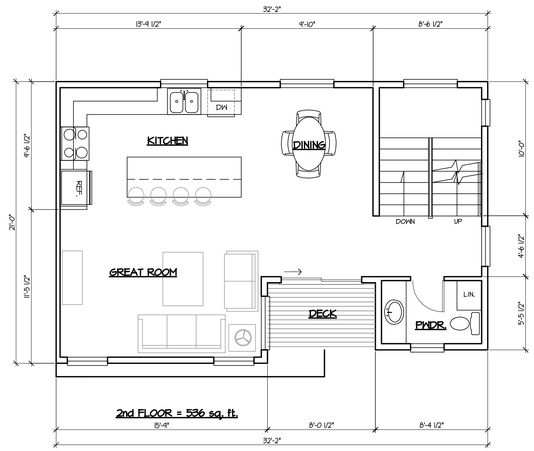






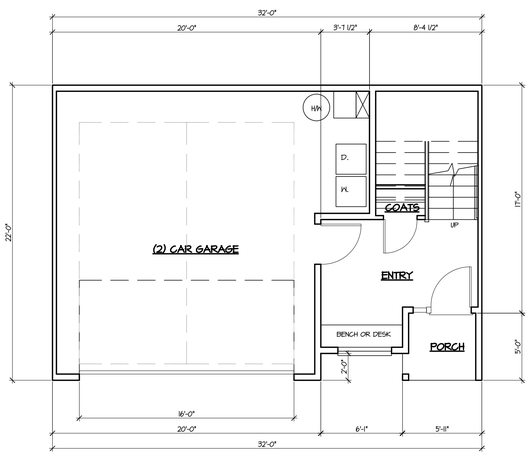
MIDDLE UNIT

3/16" = 1'-0"



END CONDITION

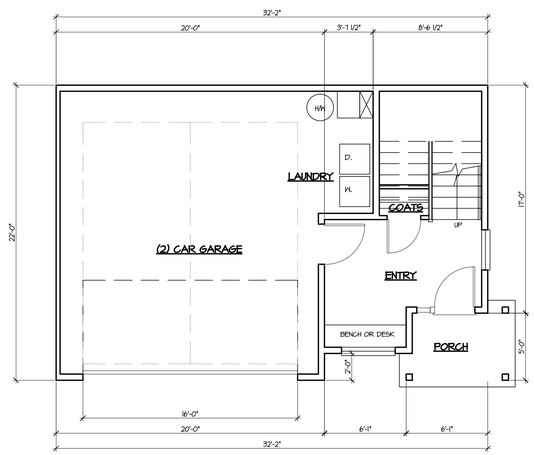
3/16" = 1'-0"



ENTRY AREA = 194 sq. ft.

GARAGE 470 sq. ft.

TOTAL LIVING AREA = 1399 sq. ft.



ENTRY AREA = 194 sq. ft.

GARAGE 470 sq. ft.

TOTAL LIVING AREA = 1416 sq. ft.

THE RONHOVDE ARCHITECTS L L C
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(206) 854-5500 ■ FAX (206) 854-5501
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4344 REGISTERED ARCHITECT
RONHOVDE
STATE OF WASHINGTON

PROJECT:

MULTANI TOWNHOMES

215 CORRIN AVE NW
ORTING WA

PIERCE COUNTY WA

JURISDICTION: ORTING WA

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10		
9		
8		
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2		
1	12/10/21	Design Review Submittal

REVISIONS

SHEET CONTENTS:

FLOOR PLAN CONCEPT(S)

JOB NO.: 202160
DRAWN BY: LNS
CHECKED BY: TJR
DATE: 12-10-21

SHEET NO.

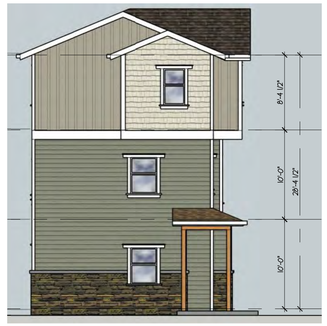
A1.1

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

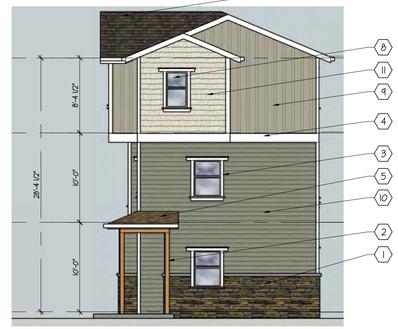
FLAG NOTES

1. CULTURED STONE
2. STAINED WOOD COLUMNS - SEE RENDERING
3. WHITE WOOD OR CEDAR TRIM - WHITE COLOR - SEE RENDERING
4. WHITE WOOD OR CEDAR "BELLY-BAND" TRIM - WHITE COLOR - SEE RENDERING
5. SLOPE AWNING WITH WOOD SHAKE ROOFING
6. WOOD DECK RAILING
7. WOOD LIKE OVERHEAD SECTIONAL GARAGE DOORS
8. VINYL WINDOWS
9. VERTICAL BOARD AND BATTEN SIDING PAINTED TO MATCH BRICK - MEDIUM COLOR
10. HORIZONTAL LAP SIDING - PAINTED DARKER COLOR
11. HARDIE SHAKE SIDING - LIGHT COLOR - SEE RENDERING
12. FLOOR LINE
13. COMPOSITION ROOFING FOR UPPER ROOF
14. PEDESTRIAN SCALE DECORATIVE SCONCE LIGHT
15. WOOD STAINED ENTRY DOOR



WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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TOR-JAN RONHOVDE
STATE OF WASHINGTON

PROJECT:

MULTANI TOWNHOMES

215 CORRIN AVE NW
ORTING WA

PIERCE COUNTY WA

JURISDICTION: ORTING WA

NO.	DATE	DESCRIPTION
10		
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5		
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2		
1	12/10/21	Design Review Submittal

REVISIONS

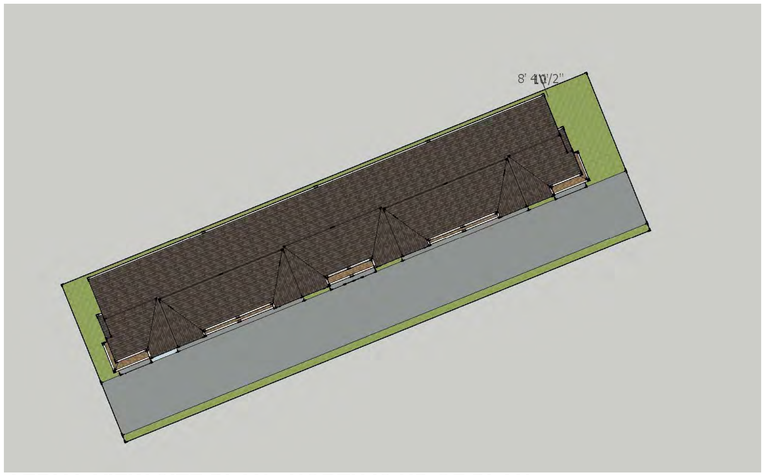
SHEET CONTENTS:

EXTERIOR ELEVATIONS

JOB NO.: 202160
DRAWN BY: LNS
CHECKED BY: TJR
DATE: 12-10-21

SHEET NO.

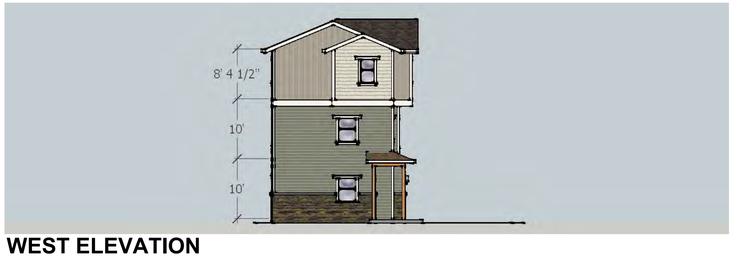
A4.1



AERIAL VIEW SITE PLAN - NORTH IS UP OF PLAN

SOUTH ELEVATION

NORTH ELEVATION



WEST ELEVATION

EAST ELEVATION

AERIAL VIEW LOOKING NORTH - WEST

VIEW LOOKING SOUTH - EAST

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ronhovdearchitects.com

MULTANI TOWNHOMES
ORTING, WA
MASSING STUDY

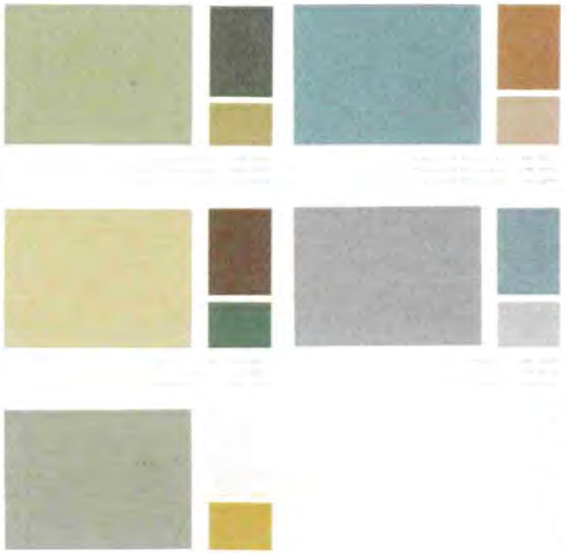
ARCHITECTURAL RENDERINGS

JOB NO: 2021.60
DRAWN BY: LWS
CHECK'D BY: TJR
DATE: 12/10/21

AR1.1

COLORS FOR MULTANI TH'S

Use colors that are harmonious with adjacent buildings and characteristics of colors used in the early 1900s.



Sherwin Williams, Exterior Color Preservation Palette

Kelly-Moore, Historical Color

Reproduction of colors on this page is approximate. Refer to approved City of Orting color palette.

CITY OF ORTING

104 BRIDGE ST S, PO BOX 489, ORTING WA 98360
Phone: (360) 893-2219 FAX: (360) 893-6809
www.cityoforting.org

TO:	Orting Planning Commission	**DATE:**	July 20, 2022
FROM:	Carmen Smith Contract City Planner	**PROJECT NO.:**	CPA22-01
		PROJECT NAME:	Comprehensive Plan Amendment Requests
SUBJECT:	510/710 Washington Ave N – Map Amendment and Rezone		

Applicant: Orting School District
Owner: Gerald Cowan

Parcel Number	Address	Size
0519301018	710 Washington Ave N	16.36 acres
0519301703	510 Washington Ave N	48.72 acres

Summary of Request: This is a citizen-initiated request by the current and future parcel owners, for a comprehensive plan amendment and rezone from the current Mixed-Use Town Center North (MUTCN) zoning to Public Facilities (PF) zoning. The applicant has submitted all the required materials and fee.

Request Analysis:

1. *Whether the same area or issue was studied during the last amendment process and conditions in the immediate vicinity have significantly changed so as to make the requested change within the public interest.*

   The same issue and site were not studied during the last (2021) amendment process. The parcels were studied during the 2019 comprehensive plan amendment cycle. Conditions have changed due to the change in ownership, and recent analysis by the applicant that indicated a likely smaller usable area on site than previously anticipated making the requirements of the current MUTCN zone not realistic.

2. *Whether the proposed amendment meets existing state and local laws, including the Growth Management Act (GMA).*

   The proposed amendment meets existing state and local laws. It is contiguous with the same zoning designation to the northeast (Public Works Building), southeast (school property), and mirrors the zoning across SR 162 (school property).

3. *In the case of text amendments or other amendments to goals or policies, whether the request benefits the city as a whole versus a selected group.*

   N/A – this is not a text amendment.

If the request meets the criteria set forth in 1-3 above, it shall be further evaluated according to the following criteria:

4. *Whether the proposed amendment can be incorporated into planned or active projects.*

There are no active projects for this to be incorporated into. This could be incorporated into the planned periodic update of the comprehensive plan, though that would not be adopted until 2024.

5. *Amount of analysis necessary to reach a recommendation on the request. If a large-scale study is required, a request may have to be delayed until the following year due to workloads, staffing levels, etc.*

   Extra studies would be required from the applicant, such as preliminary traffic memos or critical area delineations/studies. No large-scale studies would be performed by the City that would affect workloads.

6. *Volume of requests received. A large volume of requests may necessitate that some requests be reviewed in a subsequent year.*

   This is one of two requests, a manageable amount for staff this year.

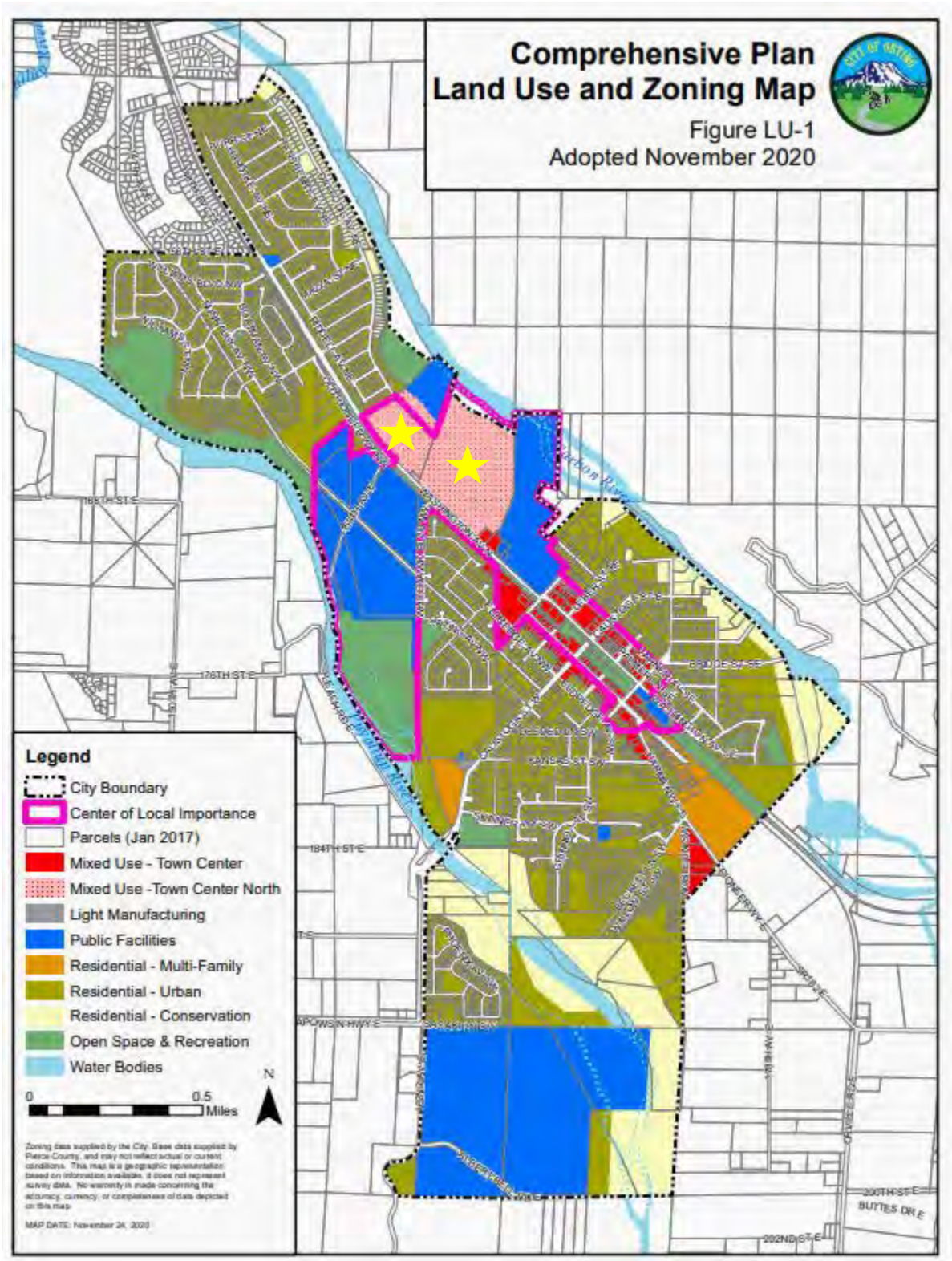
Process:

1. Amendments are reviewed by the City Council, and the Council decides which amendments should move forward to be further analyzed and considered.
   a. Per OMC 15-12-5-B(3), the City Council shall adopt a resolution directing the administrator to proceed with the selected amendments for the current cycle. Proposed amendments that are eliminated from further consideration may be resubmitted in the next cycle.
2. Staff prepares a staff report with analysis of the amendment(s), this could include further required materials from the applicant.
3. A SEPA environmental assessment is completed and determination issued.
4. The Planning Commission holds a public hearing on the amendments. After reviewing the record and public hearing comments, the Planning Commission makes a recommendation to the City Council.
5. The City Council holds a public hearing. After reviewing the record and public hearing comments, the City Council issues a decision, amendments to the comprehensive plan must be adopted by ordinance.

Maps:

Figure 1: Aerial, Pierce County Assessor

Figure 2: Current Zoning



CITY OF ORTING

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Phone: (360) 893-2219 FAX: (360) 893-6809
www.cityoforting.org

TO:	Orting Planning Commission	**DATE:**	July 20, 2022
FROM:	Carmen Smith Contract City Planner	**PROJECT NO.:**	CPA22-02
		PROJECT NAME:	Comprehensive Plan Amendment Requests
SUBJECT:	Capital Facilities Chapter Text Amendments		

Location: n/a, these are text amendments.
Owner: n/a

Summary of Request: The proposed text amendments are text amendments proposed to ensure the comprehensive plan is consistent with the recently adopted Parks, Trails, and Open Space plan. The proposed amendments are to the Capital Facilities Chapter and include revising the level of service standards for parks and adopting two new policies. This prevents potential confusion for citizens and staff and removes conflicts within the City's regulating documents.

Request Analysis:

1. *Whether the same area or issue was studied during the last amendment process and conditions in the immediate vicinity have significantly changed so as to make the requested change within the public interest.*
   These issues were not studied during the last cycle and are a result of updates to plans adopted during the last cycle.

2. *Whether the proposed amendment meets existing state and local laws, including the Growth Management Act (GMA).*
   The proposed text amendments meet existing state and local laws and consistency with other the 2022 Parks, Trails, and Open Space plan.

3. *In the case of text amendments or other amendments to goals or policies, whether the request benefits the city as a whole versus a selected group.*
   The requests benefit the City as a whole by creating consistency and clarity for citizens, staff and applicants. The proposed amendments will not benefit a selected group.

If the request meets the criteria set forth in 1-3 above, it shall be further evaluated according to the following criteria:

4. *Whether the proposed amendment can be incorporated into planned or active projects.*
   There are no planned or active projects for this to be incorporated into.

5. *Amount of analysis necessary to reach a recommendation on the request. If a large-scale study is required, a request may have to be delayed until the following year due to workloads, staffing levels, etc.*

   This request will not require large-scale studies.

6. *Volume of requests received. A large volume of requests may necessitate that some requests be reviewed in a subsequent year.*

   This is one of two requests, a manageable amount for staff this year.

Process:

1. Amendments are reviewed by the City Council, and the Council decides which amendments should move forward to be further analyzed and considered.
   a. Per OMC 15-12-5-B(3), the City Council shall adopt a resolution directing the administrator to proceed with the selected amendments for the current cycle. Proposed amendments that are eliminated from further consideration may be resubmitted in the next cycle.
2. Staff prepares a staff report with analysis of the amendment(s), this could include further required materials from the applicant.
3. A SEPA environmental assessment is completed and determination issued.
4. The Planning Commission holds a public hearing on the amendments. After reviewing the record and public hearing comments, the Planning Commission makes a recommendation to the City Council.
5. The City Council holds a public hearing. After reviewing the record and public hearing comments, the City Council issues a decision, amendments to the comprehensive plan must be adopted by ordinance.

Proposed Amendments:

Goals and Policies

***

Goal CF 3 **Manage growth and the related development of city facilities and services to direct and control land use patterns and intensities.**

Pol. CF 3.1 Development shall be allowed only when and where all public facilities are adequate and only when and where such development can be adequately served by essential public services without reducing levels of service elsewhere.

Pol. CF 3.2 The City shall continue upgrading the sanitary sewer system to ensure adequate capacity for future growth and development.

Pol. CF 3.3 The following level of service guidelines shall be used to evaluate whether existing public facilities are adequate to accommodate the demands of new development:

Water (Source Capacity and Reliability) LOS: Maintain the existing source capacity of approximately 1.73 MGD for adequate household use and fire protection. The minimum fire flow requirements are based on Pierce County's Ordinance No. 17C.60:

Development Classification	Minimum Fire Flow Requirement
Residential	750 gpm for 45 minutes
Commercial & Multi-Family	1500 gpm for 60 minutes
Industrial	2,000 gpm for 120 minutes

Water Quality LOS: The water system quality shall be in compliance with Washington Administrative Code requirements for water quality.

Sewer LOS: Maximum month average daily flows for the City's wastewater gravity collection system and wastewater treatment facility shall not exceed the Washington Department of Ecology's MGD limit.

Stormwater LOS: Stormwater management shall comply with the Washington Department of Ecology's requirements.

Fire LOS: Design – Coordinate land use planning, development review and fire protection facility planning to ensure that: a) adequate fire protection and emergency medical service can be provided; and b) project designs minimize the potential for fire hazard.

Fire LOS: Rating – Orting Valley Fire and Rescue (Pierce County Fire District 18) shall maintain and make efforts to improve its current insurance rating of "7".

Police LOS: Design – Coordinate land use planning, development review, and police protection facility planning to ensure that: a) adequate police protection can be provided; and b) project designs discourage criminal activity.

Police LOS: Response Time – The Orting Police Department shall have as a goal to maintain a 3 to 4 minute response time for emergency calls.

Parks, Trails and Open Space LOS: The following level of service standards shall apply to land and facilities:

- ~~Total Park Land – 8 acres per 1,000 population~~
  ~~*Consisting of:*~~
  - ~~Mini-Parks – 1 acre per 1,000 population~~
  - ~~Neighborhood Parks – 2 acres per 1,000 population~~
  - ~~Community Parks – 5 acres per 1,000 population~~
- ~~Fields/Courts – 1 per 1,000 population~~
- ~~Trails – 1 mile per 1,000 population~~
- ~~Natural Resource Areas – 14 acres per 1,000 population~~

Type of Facility	LOS (facilities/population)
Baseball/Softball Field	1/2,000 (softball) 1/2,000 (baseball)
Multi-Use Rectangular Field *(e.g. soccer, **football, lacrosse**)*	1/3,500
Basketball Courts *(Two half courts are equivalent to one court)*	1/3,500
Tennis/ Pickle/ Racquetball Courts	1/4,000
Playground/ Big Toy	1/1,000
Special Facilities *(e.g. skate park, splash park, BMX park)*	1/5,000
Trails	.25 miles/1,000
Natural Resource Areas/ Open Space	14 acres/ 1,000
Parkland	8 acres/1,000

***

Goal CF 6 **Develop a system of parks and recreation facilities that is attractive, safe, and available to all segments of the population.**

Pol. CF 6.1 Mitigate impacts on parks, trails, and the recreation system from new growth based on impact fees, land dedication, and/or facility donations based on the level of service standards.

Pol. CF 6.2 Cooperate and coordinate with the school district, other public agencies and private groups through the use of interlocal agreements and contracts to meet the recreation needs of the City.

Pol. CF 6.3 Support Pierce County development of the Foothills Trail, and related links and parks, for bicycles, pedestrians and equestrians, running through Pierce County to Mount Rainier National Park.

Pol. CF 6.4 Improve the network of parks, open space and trails throughout the city for pedestrians, bicycles and equestrians, with priority on:

a. The dedication and development of lands which would link with the Foothills Trail, the downtown parks, the Puyallup and Carbon River waterfront corridors and a linkage across the Carbon River to the Cascadia trail system,

b. Maintaining and improving the accessibility, usability, and safety of Orting's sidewalks, parks and trails, and

c. Sustaining community-wide efforts to improve public access to the Carbon and Puyallup Rivers at those points along the banks which best

fulfill the criteria for education, accessibility and restoration as outlined in the 2009 Shoreline Master Program.

Pol. CF 6.5 Future park plans or remodels should prioritize barrier-free equipment additions, such as wheelchair swings, adaptive spinners, or the like — where none currently exist.

Pol. CF 6.6 Create and periodically review and update a Master Plan for City Park to provide for cohesive development of the park that serves the community.

Pol. CF 6.7 Work with Pierce County and applicable agencies to identify and help mitigate impacts to Calistoga Park.

13-7-9: LIMITATIONS ON PERMANENT SIGNS:

A. Number, Type, Size, And Height Limitations: All signs subject to regulation under this chapter are subject to the following limitations upon number, height, size, and type:

Frontage On A Public Right Of Way In Feet	Number Of Signs Permitted	Type Of Signs Permitted	Total Aggregate Limit Of All Signs	Maximum Height Of Signs
Less than 50	2	Canopy, wall and under canopy	Maximum of 10% of square footage of building facade	Building sign shall not extend above the roofline. Projected signs and under canopy signs must provide a minimum 7'6" clearance from sidewalk
At least 50 but less than 100	2	Parapet signs, canopy, wall and under canopy	Maximum of 10% of square footage of building facade	Building sign shall not extend above the roofline. Projected signs and under canopy signs must provide a minimum 7'6" clearance from sidewalk
At least 100 but less than 200	2	Parapet signs, canopy, wall and under canopy	Maximum of 10% of square footage of building facade	Building sign shall not extend above the roofline. Projected signs and under canopy signs must provide a minimum 7'6" clearance from sidewalk
At least 200 but less than 300	3	Parapet signs, canopy, wall, under canopy and freestanding	Maximum of 10% of square footage of building facade	Freestanding sign shall not exceed 5 feet and building sign shall not extend above the roofline. Projected signs and under canopy signs must provide a minimum 7'6" clearance from sidewalk
Greater than 300	3	Parapet signs, canopy, wall, under canopy and freestanding	Maximum of 10% of square footage of building facade	Freestanding sign shall not exceed 8 feet and building sign shall not extend above the roofline. Projected signs and under canopy signs must provide a minimum 7'6" clearance from sidewalk

B. Retail Or Mixed Use Centers:

1. One freestanding monument sign shall be permitted for each street frontage of each center, subject to architectural design review and permitting under sections 13-6-7 and 13-7-11 of this code. The maximum sign area permitted is one hundred sixty (160) square feet for the total of all faces, and no one face shall exceed eighty (80) square feet. The maximum height of a monument sign shall be eight feet (8').

2. A maximum of thirty (30) square feet of sign area shall be permitted for each individual establishment in a center, subject to architectural design review and permitting under sections 13-6-7 and 13-7-11 of this code. No combination of signs shall exceed ten percent (10%) of the facade to which they are attached.

C. Other Permitted Permanent Signs:

1. Permanent Residential Development Signs: One sign at each entrance into the development from each abutting street is permitted, subject to architectural design review and permitting under sections 13-6-7 and 13-7-11 of this code. The sign may be a single sign with two (2) faces of equal size or may be two (2) single faced structures of equal size located on each side of the entrance. Sign faces shall not exceed thirty-two (32) square feet in area. Signs may be externally illuminated.

a. Development signs shall be maintained perpetually by the developer, the owner of the sign, the homeowners' association, or some other entity who is authorized in accordance with the permit.

2. Permanent Residential Home Based Business Signs: Home based businesses may display a limit of one sign. The sign shall be no more than six (6) square feet in size and requires a city permit. The sign will not require Architectural Design Review. The sign can be placed on the home or in the yard. If the sign is placed in the yard it must be at least one (1) foot away from sidewalks and/or the property line. The sign cannot be more than 3' high from the ground. No lighting allowed of any type. In neighborhoods with Home Owners Association Covenants and Restrictions, home based business signs may not be allowed.

D. Projected And Under Canopy Permanent Signs: Projected and under canopy signs are subject to architectural design review and permitting under sections 13-6-7 and 13-7-11 of this code. A projected sign or under canopy sign may encroach within, upon or over the public right of way, including any public sidewalk, provided that, such sign meets the requirements of this Chapter, the proposed sign is designed and constructed so as not to interfere with the sight distance of, or otherwise present a hazard to, motorists proceeding on or approaching on adjacent streets, alleys, driveways, or parking areas, or of pedestrians proceeding on or approaching on adjacent sidewalks or pedestrian ways, and the sign meets the provisions of section 13-7-8 of this code.

(Ord. 2019-1041, 5-29-2019)