Design Review & Historic Preservation Board Meeting Agenda

The City is holding this Design Review and Historic Preservation meeting virtually, with no in-person meeting option. The meeting can be watched and listened to via this conferencing link: https://zoom.us/, click Join a Meeting, Meeting ID: 889 5860 7116, password is 645470. To join the meeting by phone, dial 253-215-8782 and use the same Meeting ID and password as listed above.

Written comments will be accepted at MichelleO@puyallupwa.gov until 3:00 p.m. and be distributed to the Board prior to the meeting.

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Thursday, April 4, 2024
4:00 PM

ROLL CALL

APPROVAL OF THE AGENDA

ELECTION OF OFFICERS

Election of Officers - 2024-2025 Term

CONSIDERATION OF MINUTES

Consideration of Minutes - February 15, 2024, February 29, 2024
February 15, 2024 Draft DRHPB Minutes
February 29, 2024 Draft DRHPB Minutes

1. WORKSESSION TOPICS

1.a Design Review Application - MX-DRO - Wesley Homes Bradley Park, Phase 2 - REVISION
A) APPLICANT REVISION SUBMITTAL
B) STAFF MEMO
C) PREVIOUS STAFF REPORT AND DRHPB DECISION MAY 2023

1.b
Design Review Application - DDG - 43rd AVE SW DUPLEXES

A) Staff Report
B) DDG Review Table
C) Application
D) Site Plan
E) Site Plan - 433 43 Ave SW
F) Site Plan - 409 43 Ave SW
G) Revised Front Elevation - 433 43 Ave SW Duplex
H) Revised Front Elevation - 409 43 Ave SW Duplex
I) Elevations - 433 43 Ave SW
J) Elevations - 409 43 Ave SW
K) Architect's Narrative

2. OTHER BOARD BUSINESS

2.a New Board Members - Introductions all around

CITIZEN COMMENTS

ADJOURNMENT

The City of Puyallup does not discriminate on the basis of disability in any of its programs, activities, or services. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the City of Puyallup should contact the City Clerk's Office (253-841-4321, info@puyallupwa.gov) as soon as possible but no later than 48 hours before the event.

Design Review & Historic Preservation Board Agenda Item Report

Submitted by: Michelle Hannah
Submitting Department: Development & Permitting Services
Meeting Date: April 4, 2024

Subject:
Election of Officers - 2024-2025 Term

Presenter:
Katie Baker | KBaker@puyallupwa.gov | 253-435-3604

Recommendation:
Nomination/Vote

Background:
The Board will nominate and vote for a Chair and Vice Chair to serve for the 2024 - 2025 term.

Design Review & Historic Preservation Board Agenda Item Report

Submitted by: Michelle Hannah
Submitting Department: Development & Permitting Services
Meeting Date: April 4, 2024

Subject:
Consideration of Minutes - February 15, 2024, February 29, 2024

Presenter:
Michelle Hannah | MichelleO@puyallupwa.gov | 253-841-5485

Recommendation:
Review and Action

Background:
The Board will review and act upon the minutes from the February 15, 2024 and February 29, 2024 meetings.

ATTACHMENT(S)
February 15, 2024 Draft DRHPB Minutes
February 29, 2024 Draft DRHPB Minutes

City of Puyallup
Design Review & Historic Preservation Board

Council Chambers
February 15, 2024
4:00 PM

DRHPB MEMBERS PRESENT:	Chair Kris Stamon, Sloan Clack, Joe Colombo, Mitzi McMahan, Wes Perkinson
DRHPB MEMBERS NOT PRESENT:	Vice-Chair Les Gerstmann, Davida Sharpe-Haygood (excused)
STAFF PRESENT:	Planning Manager - Katie Baker; Associate Planner – Nabila Comstock; Administrative Assistant – Michelle Hannah

The meeting was called to order at 4:00 p.m. A quorum was established.

APPROVAL OF THE AGENDA

Board Member (BM) Colombo moved to approve the agenda, with a second by BM Perkinson. The motion passed 5-0.

CITIZEN COMMENTS

John Hopkins – District 1 – Mr. Hopkins commented on the project on the agenda and its location in relation to historic buildings, specifically, the tattoo shop at 421 W Pioneer Ave.

CONSIDERATION OF MINUTES

January 4, 2024, January 18, 2024
BM Colombo made a motion to approve the minutes as written, with a second by BM McMahan. The motion passed 5-0.

WORKSESSION TOPICS

Bell Place Apartments Design Review
Associate Planner (AP) Brown gave a presentation on this item, giving some general information on this project and walking the Board through the design review criteria for consideration.

The applicant, Paul Green, talked more about the project and made some clarifications for the Board.

- Character structure – revisions on the west façade – introducing brick at the first-floor level under the stair tower and creating a horizontal offset at 2nd or 3rf floor and stepping that back two feet.
- Parking garage and open scale – On the south façade (Pioneer), adding brick in front of the concrete on the ground floor (the portions of the building that don't set back. Integrating the trellis element in the pedestrian outdoor space of the second-floor level to add warmth and interest.
- North façade – adding more brick at the ground floor façade, keeping the same design elements on the other three facades as it relates to material use, breaking up the design with the white Hardie panel. White lines on the third and fifth floor level that should be broken up by the façade.

AP Brown commented that these could be checked at the time of the building permit. Chair Stamon made a motion to approve the project with the conditions stated, with a second by BM McMahan. The motion passed 5-0.

OTHER BOARD BUSINESS
Administrative Assistant (AA) Hannah reminded the Board Members that they will hold a public hearing during a special meeting being held on February 29th for the nomination of the Christ Episcopal Church.

ADJOURNMENT
The meeting was adjourned at 5:38 p.m.

City of Puyallup
Design Review & Historic Preservation Board
Council Chambers
February 29, 2024
4:00 PM

DRHPB MEMBERS PRESENT:	Chair Kris Stamon, Joe Colombo, Mitzi McMahan, Wes Perkinson
DRHPB MEMBERS NOT PRESENT:	Vice-Chair Les Gerstmann, Sloan Clack, Davida Sharpe-Haygood (excused)
STAFF PRESENT:	Planning Manager - Katie Baker; Associate Planner – Nabila Comstock; Administrative Assistant – Michelle Hannah

The meeting was called to order at 4:00 p.m. A quorum was established.

APPROVAL OF THE AGENDA

Board Member (BM) Perkinson moved to approve the agenda, with a second by BM Colombo. The Board Members voted, and the motion passed 4-0.

CONSIDERATION OF MINUTES
December 21, 2023
BM McMahan made a motion to approve the minutes as written, with a second by Chair Stamon. The Board Members voted, and the motion passed 4-0.

PUBLIC HEARING

Historic Register Listing Nomination – Christ Episcopal Church – 210 5th St SW (PLHR20230113)
Associate Planner (AP) Comstock gave a presentation, walking through the criteria for a property to be listed on the local historic register.

BM Perkinson moved to approve the request consistent with staff recommendation, with a second by BM Colombo. The Board Members voted, and the motion passed 4-0.

OTHER BOARD BUSINESS
Administrative Assistant (AA) Hannah mentioned that three new Board Members have been appointed to the Board, with three terms expiring, BM Clack, Sharpe-Haygood, and McMahan.

ADJOURNMENT
The meeting was adjourned at 4:19 p.m.

Design Review & Historic Preservation Board Agenda Item Report

Submitted by: Chris Beale
Submitting Department: Development & Permitting Services
Meeting Date: April 4, 2024

Subject:
Design Review Application - MX-DRO - Wesley Homes Bradley Park, Phase 2 - REVISION

Presenter:
Chris Beale, Senior Planner | (253) 841.5418 | cbeale@puyallupwa.gov

Recommendation:
Review, Approval

Background:
On Thursday, April 4, 2024, the Board will conduct a review of a revision to the Wesley Homes-Bradley Park, Phase 2 design review. The project was previously reviewed and approved by the Board on May 18, 2023. The proposed revision involves adding a third story to the Brownstone structure. The previous Board decision and staff report are included in the packet, as well as a new cover memo and the revised plan set from the applicant.

ATTACHMENT(S)
A) APPLICANT REVISION SUBMITTAL
B) STAFF MEMO
C) PREVIOUS STAFF REPORT AND DRHPB DECISION MAY 2023

Design Review Application

City of Puyallup
Development Services
333 S. Meridian
Puyallup, WA 98371
Phone: 253-864-4165
www.cityofpuyallup.org

MX-DRO Mixed Use Supplemental Design Review Application

For all regulations and conditions please see Chapter 20.52 of the Puyallup Municipal Code. This application is meant to guide an applicant through the requirements outlined in the Mixed Use Design Review Overlay zone district.

Applicability:

The MX-DRO standards apply to all new commercial and mixed-use development and exterior additions, exterior expansions or exterior remodeling related to an existing building, where said new development, exterior addition, exterior expansions or exterior remodeling related to an existing building is directly visible from a public street (if it will be visible for more than three years beyond the date of construction completion). Any exterior additions, exterior expansions or exterior remodeling related to the enclosed regional shopping center structure shall be exempt.

New structures over 4,000 square feet are subject to review and approval by the design review and historic preservation board; all other design review decisions are made administratively by the Director

Design review submittal requirements:

*Submit three (3) hard copies **and** a CD or thumb drive containing files addressing all of the following required materials:*

1) Elevation drawings of all proposed construction including dimensional drawings at 1/8 : 1" (or comparable scale) showing:

    a. The type of exterior materials
    b. Proposed color (where applicable due to selection of a menu option),
    c. Exterior finishes for buildings and accessory structures,
    d. Location and elevations of exterior lighting for buildings,
    e. Parking areas, and;
    f. Fenestration details

    Scaled drawings of elevations, conceptual selection of major building materials, and isometric building perspective drawings shall be submitted.

2) A landscape plan showing existing vegetation to be retained and proposed vegetation to be installed

3) A context vicinity map that shows all structures on the property and within 200 feet in each direction of the subject property drawn to scale but not to the accuracy of a survey

4) A site plan delineating public and private open space

5) A written narrative from the project architect outlining in point-by-point detail compliance with all applicable design standards that apply to the project scope (as outlined below)

Criteria

The following criteria must be met in order for the Development Services to approve a design review of the development. **Please describe FULLY how your proposal is consistent with each of these criteria.** "Yes" or "No" answers are not acceptable.

1. **Design Principles (PMC 20.52.015):** Please describe, in detailed narrative format, how the project meets the design principles, including:
   Urban Form
   Architectural design
   Pedestrian orientation
   Parking facilities
   Please address each heading outlined in 20.52.015, plus each additional sub-heading, in detail. Please attached your narrative to this application when submitting for review.

2. **Upper Floor Stepbacks:** The upper floor stepback of a building three stories or taller shall be a minimum of 10 feet. Alternatively, a total 10-foot step may be accommodated over multiple stories (e.g., seven feet on third floor, three feet on upper floor).

   Upper floor windows shall be a variety of shapes and sizes with multiple recesses and framing utilized. Stepbacks can be accommodated through exterior porches, balconies or other usable space along public street frontages to reduce the scale of larger buildings. Special attention shall be given to building location and shadowing which may impact solar access.

Describe how these standards are represented in your design:

The Owners added a 3rd story to the Brownstone for economic reasons. A 10 foot upper floor setback has been added to the project.

3. **Street/Trail Level Elements:**

   The first floor of any street or Riverwalk trail facing building shall be at least 12 feet in height – preferably 14 feet – as measured from the floor to the interior ceiling to provide for a generous space for retailing, services, and restaurant functions.

   The ground floor of a street or trail facing facade shall consist of at least 60 percent visual transparency in the pedestrian view plane, defined as the horizontal area between two feet and eight feet above the exterior grade, and shall not be coated with a reflective or opaque covering/coating.

   At least one building entrance shall be directly facing the sidewalk or trail and shall be publicly accessible and of architectural prominence. Additional access doors may be oriented toward parking lots. At least one building entrance shall be oriented toward the Riverwalk Trail when a building abuts the trail system in the RMX zone district. Transparent entries shall be used throughout.

   Windows shall be trimmed using detailed/ornate and pronounced materials when looking at the finished facade of the building and the windows themselves shall be inset as to create depth and dimension to the facade. Decorative lintels, sills, molding, or framing details are required around all windows and doors located on facades facing or adjacent to public streets. Window openings on brick, stone, cast stone, or synthetic stone buildings do not need to be trimmed. Lintels, sills, and arches are not considered trim; window openings surrounded by stone work shall include windows with frames at least two inches wide.

Describe how these standards are represented in your design:

2/22/24: The original design elements remain and have been incorporated into the 3rd floor around the building except the south end. The south end of the building, along 39th, has a change in materials at the 3rd floor due to the 10' floor step back. The two resident units at this end will have roof-decks with visible railings and extra detailing with a pergola. Currently, the pergola covers the decks, but may need to be reduced to a 3' pergola cantilevered over the doors/windows, if acceptable to the Design Review Board.

Also due to the change with the extra story, the south end of the building got an extra "tower" element on the east end to help balance out the new design.

4. **Building Modulations:**

Buildings designed with completely flat facades and monotone color schemes are not permitted.

All buildings are required to have horizontal and vertical facade variations such as pop-outs, bays, recesses, arches, banding, columns, or similar features. Such features are required at least every 30 feet along all exterior wall planes and shall be offset at least four feet.

Describe how the standards you selected represented in your design:

At the Brownstone, the entire design revolves around repetitive modulation. This phase repeats the Phase 1 design but the sunroom/porch elements. Each of these sunroom elements repeats every 30'-40' and extends from the main wall of the building more than 14'. This is a slight modification from the previous submission. Due to construction costs, the gable covering the decks was removed. Design-wise, I believe it helps to simplify the previously 'congested' design which was one of the Design Boards' comments during the review.

5. **Building Articulation**: Buildings shall incorporate articulation on all sides. The street-facing side(s) shall receive the greatest amount of attention with respect to richness of forms, details, materials, and craft

Describe how the standards you selected represented in your design:

All sides have the same richness of forms, details, and materials – campus wide.

Repetitive elements enforce building modulation at the Brownstone with many details such as chimneys, railings, arched beams, window boxes, light fixtures, gabled roof forms, columns, porches, and the varied materials all add to the beautiful character of the building. These details along with the use of color all work together to provide articulation in the façades. Buildings will be similarly colored to the previous phase to keep the Wesley campus brand.

Along the public right-of-way (along 39th Ave. SE), there is play of both vertical and horizontal elements. The stone tower and metal gabled bays on either side, along with the vertical porch elements of the units play against horizontal banded siding and stone on the “main” wall of the building. Now required, due to the added 3rd story, per the MX-DRO Design Principles (20.52.015), the architectural design already included “base – middle – top” with materials using stone base, middle sided areas, and trim banding toward the top of the wall. These areas are the "background" to the other highlight areas - towers, sunrooms, etc.

Treat any facade with walls containing an area with over 30 feet in length or 400 square feet in area with multiple building materials of varying colors, textures and/or accents or through the use of painted murals, or other artwork.

Alternatively, a planted trellis at least seven feet tall and 10 feet wide placed every 10 feet within a minimum five-foot irrigated planting bed. Climbing vines, columnar conifer trees/shrubs and/or other ground cover/shrub grouping shall be planted with the intent to screen the blank wall area.

Buildings shall be designed to ensure that they look like the same building on all sides. Consistent or complementary building details and proportions on all sides ensure a "four-sided" quality to a building, but a building is not hereby prohibited from having more than four sides

Describe how these standards are represented in your design.

There are no blank walls on the Brownstone. Please see the submitted elevation sheets.

2/22/24: No change

8. **Building Materials:**

On one- to-two-story structures, cover a minimum of 30 percent of the building facade with a minimum of two exterior building materials.

Revised submittal to comply with 3 three story requirement:

On structures three or more stories tall, cover a minimum of 40 percent of the building facade with two distinct building materials and a minimum of 60 percent with a third material.

Building material texture and contrasting/complementary colors are encouraged.

The use of stucco siding shall be minimized throughout and the use of metal paneling, brick, decorative faux stone, masonry, and masonry veneer shall comprise a minimum of 60 percent of the exterior facade, excluding gables, windows, doors, and related trim, throughout; all stone, masonry or faux mason materials shall be used in the lower portions of exterior walls.

Horizontal changes of material from brick or stone to another material shall include a stone cap or a brick sill; the cap or sill shall project from the face of the building. A vertical change of materials shall occur at an interior corner or shall not occur within four feet of an exterior corner

Describe how these standards are represented in your design:

Please review revised building elevation sheets for the increase in material percentages due to the 3rd story.

9. **Required Parapets and Cornices:**

All flat roofs shall have a parapet and a cornice on all facades or walls.

Flashing at the top of a parapet shall not qualify as a cornice.

Cornices shall be in proportion with the size, scale, and architectural detailing of the building, and shall be decorative/ornate in nature.

Buildings shall only be required to provide parapets and cornices on street-facing facades and walls. Cornices shall return at least eight feet around corners that transition from a building wall that requires a cornice to a building wall that does not require a cornice.

Describe how these standards are represented in your design:

The new stepped back deck area at the south end of the building has a minimal height parapet with railing behind. There is extra wall trim to accentuate the top of the wall

10. **Weather Protection Awnings:**

Provide adequate weather protection over pedestrian walkways and sidewalks as they abut buildings throughout. Awnings and covers shall be a minimum of six feet. Extend canopies further, up to a maximum of eight feet, where permitted.

Describe how these standards are represented in your design.

No changes to the previously approved design: Awnings and canopies over the doors are included at the south 'Gameroom/Clubroom Corner Element', but currently don't extend to the distance noted above.

11. **Roofline Modulation:** If the continuous roofline exceeds 50 feet in length on a building with a flat, gabled, hipped or similar roof, or on a roofline with slopes of less than three feet vertical to 12 feet horizontal, the following methods shall be used:

The height of the visible roofline must change at least four feet if the adjacent roof segments are less than 50 feet in length.

- The height of the visible roofline must change at least eight feet if the adjacent roof segments are 50 feet or more in length.
- The length of a sloped or gabled roofline must be at least 20 feet, with a minimum slope of three feet vertical to 12 feet horizontal.

Describe how the treatment of entrances architectural design features you selected are represented in your development:

All main roofs are 4 ½:12 pitched. Due the distance between the Brownstones and the frequency of the gabled sunrooms, the roofline of the main roof is not visible, similar to the Phase 1 Brownstone.

The entrance design feature is consistent through the campus - all are highlighted by tower/chimney elements.

With the revised Brownstone design, an additional "roof tower" has been added in the SE corner of the building as mentioned earlier.

in · site architects

March 1, 2024

City of Puyallup
Design Review Board

Re: Wesley Bradley Park Phase 2 (Application Number PLPSP20220108)

Dear City Planning & Design Review Committee,

Thank you for your time to re-review the Phase 2 Wesley Bradley Park Brownstone building. Although, the building footprint and the exterior of floors 1 & 2 has not changed, a 3rd story has been added to better balance long-term construction costs with demand.

Below, I've outlined the changes to the Design Principles from the previous approval:

MX-DRO Design Principles (20.52.015):

2. Architectural Design
    a. The new 3rd story has been stepped back, but only on the south side of the building along 39th Ave. Repetitive elements remain on the Brownstone to enforce building modulation with many details such as chimneys, railings, arched beams, window boxes, and light fixtures. The double gabled roof forms over the decks have also been removed to match the Phase 1 Brownstone and to reduce construction cost. I find this simplification breathes a little bit of air into the previously congested design. I recall this was a comment during the first review which I whole heartedly agreed with. Needless to say, I was happy to revise the design.
    b. The 3rd floor keeps the original palette of materials, although the south side at the 3rd floor step-back is different than the rest of the building because Material campus wide include high-quality materials – fiber cement siding, metal siding and some standing seam roofing, and manufactured stone.
    c. Along the public right-of-way (along 39th Ave. SE), there is play of both vertical and horizontal elements. The stone tower and metal gabled bays on either side, along with the vertical porch elements of the units play against horizontal banded siding and stone on the "main" wall of the building. The new stepped back 3rd floor, which will be resident decks further accentuates the horizontal behind the gabled bays creating a layered effect. To break the roof line at the 3rd floor, a horizontal flat roof was added and another tower was added to the east corner of the building which helps to transition the added story to the east elevation of the building.
    d. The architectural design already had a "base – middle – top" with materials in the previous design which was kept in this revision.

e. There are no unadorned facades visible from the public rights-of-way…or anywhere on the project – no back door!

f. Pedestrian-scaled items are included throughout the design – ornamentation, variety of materials & textures, and awnings.

PMC 20.52.025 Architectural Design Standards

1. Upper Floor Setbacks – required for 3 stories and taller: now applicable. The third floor is stepped back 10' dimensioned from exterior wall to exterior wall. This area will be used mostly as decks for (2) residential units. The parapet has been kept fairly low so that the guardrail is more visible which provides a more layered look. Pergolas are also planned.
2. No change. The lower height at the first floor was previously approved for this all-Senior housing building.
3. Building Modulation – No change to the building footprint from the previous approval. The building is extended up, including all the sunroom/bays – still modulating the building at the same intervals as previously approved.
4. Building Articulation – No change: **All** sides have the same richness of forms, details, and materials – campus wide.
5. Blank Wall Treatment – No change: there are no blank walls on the Brownstone. The garage is fully underground.
6. Building Materials – Due to the 3rd story, the material percentages have been updated to 40% coverage vs. the previous 30%. A summary of building material percentages is included on the elevation sheets.
7. Required Parapets and Cornices – the new flat roof at 3rd floor includes a stepped trim parapet and wraps around the 10' step back on the east end of the room, exceeding the minimum 8' requirement.
8. Roofline Modulation – No change to roof pitches. The overall roof has been simplified as previously noted. All main roofs are 4 ½:12 pitched. Due the distance between the Brownstones and the frequency of the gabled porch entries, the roofline of the main roof is not visible. At the revised south end, the sloped roof is interrupted by a flat wall extension and raised gabled tower element at the east.

Please feel free to contact me if further information or clarifications are needed.

Sincerely,

in site architects

Jill D. Krance, AIA, LEED AP
Partner
Direct: 612-252-4822

Cc: Kevin Anderson, Wesley Homes Steve Nornes, Senior Housing Partners

South end of Brownstone along 39th Ave.

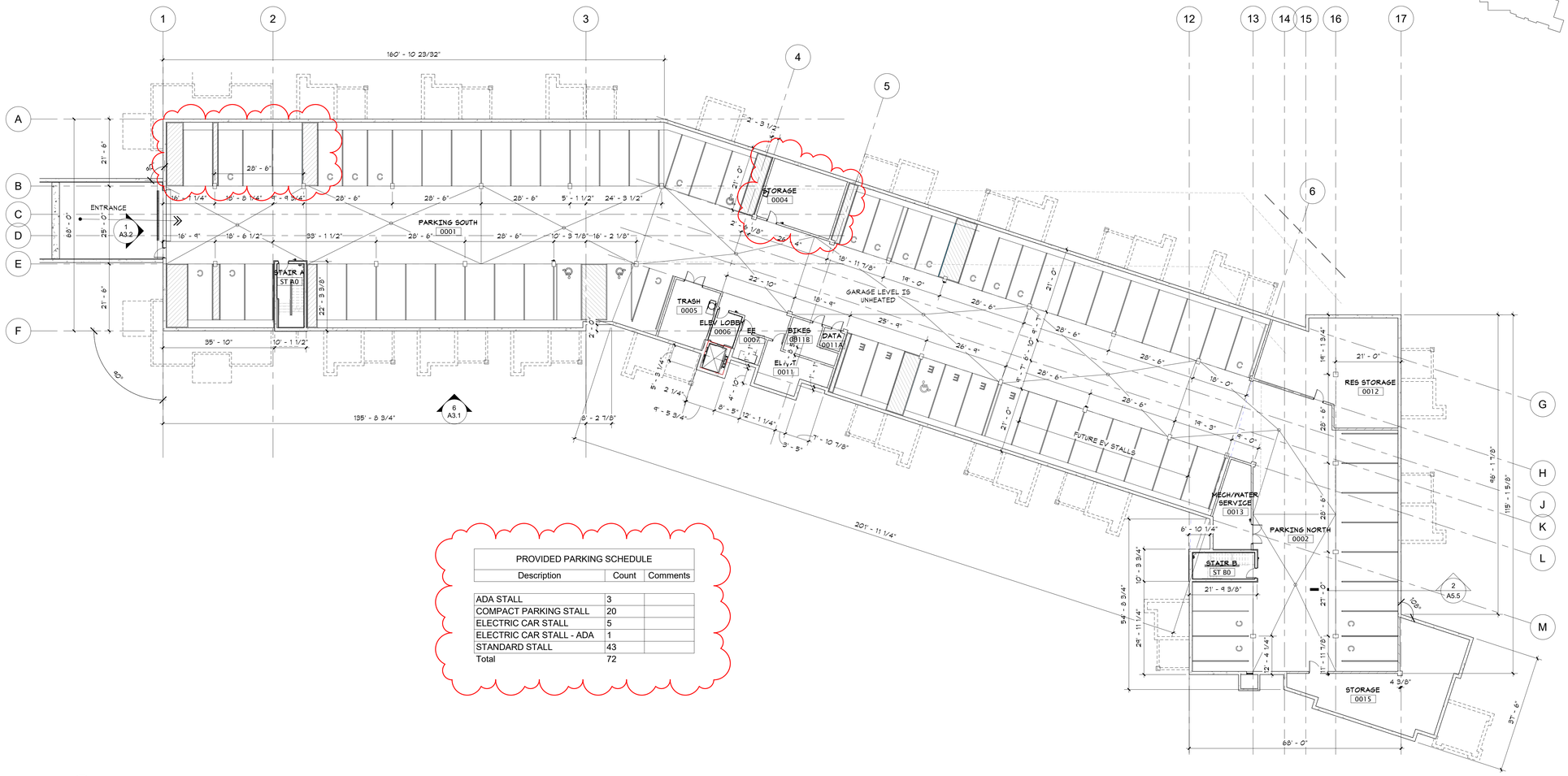
View from front entrance toward south

Backyard Pavilion at night

Campus entry from 39th Ave.

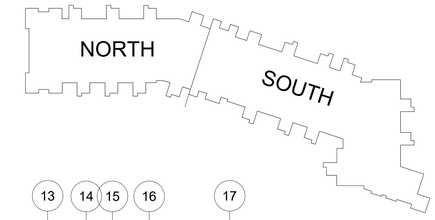
GENERAL PLAN NOTES

1. TYPICAL INTERIOR DIMENSIONS FOR SINGLE STUD WALLS ARE TO FACE OF STUD. FOR MULTIPLE STUD WALLS DIMENSIONS ARE TO FACE OF STUD ON SHEAR SIDE, FURRING DIMENSIONS ARE TO FACE OF STUD, AND MASONRY DIMENSIONS ARE TO FACE OF WALL.
2. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF CMU FOUNDATION & SHEATHING AND TO CENTERLINE OF WINDOWS.
3. PROVIDE ACCESS PANELS WHEREVER REQUIRED FOR ACCESS TO MECHANICAL AND/OR ELECTRICAL ITEMS. VERIFY WITH MECHANICAL AND ELECTRICAL, AND COORDINATE EXACT LOCATION WITH ARCHITECT IF LOCATED IN FINISHED SPACES.
4. PRIME AND PAINT ALL EXPOSED EXTERIOR METALS, ETC. WHICH ARE NOT PREFINISHED, SUCH AS, BUT NOT LIMITED TO: STEEL LINTELS, BOLLARDS, ETC.
5. ALL STRUCTURAL STEEL TO BE (1) HOUR FIRE RATED. SEE STRUCTURAL PLANS FOR LOCATIONS AND QUANTITY OF STEEL BEAMS AND COLUMNS.
6. SEE SHEET A10.1 FOR WALL TYPES.
7. SEE A10 SERIES SHEETS FOR TYPICAL INTERIOR DETAILS.
8. PAINT ALL ITEMS PENETRATING THE SLOPED ROOF TO MATCH ROOFING SUCH AS BUT NOT LIMITED TO VENT PIPES, FAN COVERS, ETC.
9. PROVIDE AN AUTOMATIC DRY SPRINKLER SYSTEM IN THE ATTIC INSTEAD OF DRAFTSTOPPING SEE AC1.1 CODE REVIEW.
10. SEE SHEETS A2 SERIES SHEETS FOR ENLARGED UNIT PLANS AND FLOOR PLANS.
11. AT RESIDENTIAL FLOORS, PROVIDE HANDRAIL ON ONE SIDE OF CORRIDOR. PROVIDE BLOCKING FOR FUTURE RAILING AT OPPOSITE SIDE.
12. SEE INTERIOR DESIGNER'S FINISH SCHEDULE FOR LOCATION OF PICTURE & CHAIR RAILS AND ALL INTERIOR FINISHES.
13. FOR TYPICAL AIR BARRIER INSTALLATION SEE 1 / A6.2
14. SEE SHEET A10.4 FOR TYPICAL FIRESTOPPING PENETRATION DETAILS.
15. ALL QUARTZ OR SOLID SURFACE COUNTERS SHALL HAVE UNDERMOUNT SINKS.



PROVIDED PARKING SCHEDULE		
Description	Count	Comments
ADA STALL	3	
COMPACT PARKING STALL	20	
ELECTRIC CAR STALL	5	
ELECTRIC CAR STALL - ADA	1	
STANDARD STALL	43	
Total	72	

1 A1.0 **LEVEL 0 - OVERALL BSTONE EAST**
1/16" = 1'-0"



NORTH

in site architects
1000 university ave. w. ▪ suite 130
st. paul, minnesota 55104
612-252-4820

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Washington

SEE BELOW
Signature

Dawn Wieczorek
Typed or Printed Name

11192 License #

6/02/23 Date

11192 REGISTERED ARCHITECT DAWN MARIE WIECZOREK STATE OF WASHINGTON

WESLEY BRADLEY PARK 2
EAST BROWNSTONE
707 39TH AVENUE SE, BLDG D
PUYALLUP, WA 98374

PERMIT SET
JUNE 02, 2023

PROGRESS SET
2/3/24

REVISIONS

No.	Description	Date
1	BUILDING PERMIT REV 1	3/1/24

2108
PROJECT NUMBER

Author DRAWN BY Checker CHECKED BY

WESLEY BRADLEY PARK 2
EAST BROWNSTONE

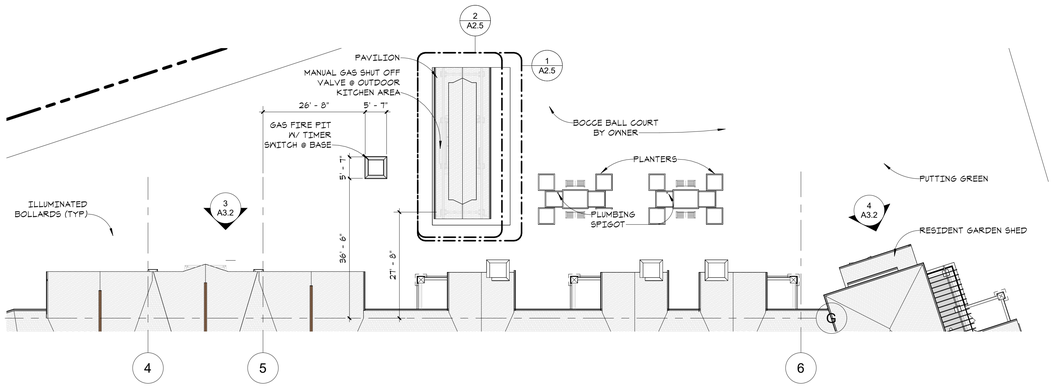
GARAGE LEVEL OVERALL PLANS

A1.0

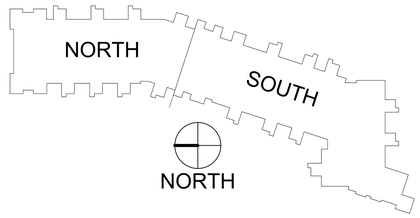
2/22/2024 2:35:15 PM

GENERAL PLAN NOTES

1. TYPICAL INTERIOR DIMENSIONS FOR SINGLE STUD WALLS ARE TO FACE OF STUD, FOR MULTIPLE STUD WALLS DIMENSIONS ARE TO FACE OF STUD ON SHEAR SIDE, FURRING DIMENSIONS ARE TO FACE OF STUD, AND MASONRY DIMENSIONS ARE TO FACE OF WALL.
2. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF CMU FOUNDATION & SHEATHING AND TO CENTERLINE OF WINDOWS.
3. PROVIDE ACCESS PANELS WHEREVER REQUIRED FOR ACCESS TO MECHANICAL AND/OR ELECTRICAL ITEMS. VERIFY WITH MECHANICAL AND ELECTRICAL AND COORDINATE EXACT LOCATION WITH ARCHITECT IF LOCATED IN FINISHED SPACES.
4. PRIME AND PAINT ALL EXPOSED EXTERIOR METALS, ETC. WHICH ARE NOT PREFINISHED, SUCH AS, BUT NOT LIMITED TO: STEEL LINTELS, BOLLARDS, ETC.
5. ALL STRUCTURAL STEEL TO BE (1) HOUR FIRE RATED. SEE STRUCTURAL PLANS FOR LOCATIONS AND QUANTITY OF STEEL BEAMS AND COLUMNS.
6. SEE SHEET A10.1 FOR WALL TYPES.
7. SEE A10 SERIES SHEETS FOR TYPICAL INTERIOR DETAILS.
8. PAINT ALL ITEMS PENETRATING THE SLOPED ROOF TO MATCH ROOFING SUCH AS BUT NOT LIMITED TO VENT PIPES, FAN COVERS, ETC.
9. PROVIDE AN AUTOMATIC DRY SPRINKLER SYSTEM IN THE ATTIC INSTEAD OF DRAFTSTOPPING SEE AC1.1 CODE REVIEW.
10. SEE SHEETS A2 SERIES SHEETS FOR ENLARGED UNIT PLANS AND FLOOR PLANS.
11. AT RESIDENTIAL FLOORS, PROVIDE HANDRAIL ON ONE SIDE OF CORRIDOR. PROVIDE BLOCKING FOR FUTURE RAILING AT OPPOSITE SIDE.
12. SEE INTERIOR DESIGNER'S FINISH SCHEDULE FOR LOCATION OF PICTURE & CHAIR RAILS AND ALL INTERIOR FINISHES.
13. FOR TYPICAL AIR BARRIER INSTALLATION SEE 1 / A6.2
14. SEE SHEET A10.4 FOR TYPICAL FIRESTOPPING PENETRATION DETAILS.
15. ALL QUARTZ OR SOLID SURFACE COUNTERS SHALL HAVE UNDERMOUNT SINKS.



2 A1.1 **SITE PLAN - BROWNSTONE BACKYARD**
1/16" = 1'-0"



1 A1.1 **LEVEL 1 - OVERALL BSTONE EAST**
1/16" = 1'-0"

2/22/2024 2:35:27 PM

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11192 REGISTERED ARCHITECT
DAWN MARIE WIECZOREK STATE OF WASHINGTON

WESLEY BRADLEY PARK 2
EAST BROWNSTONE
707 39TH AVENUE SE, BLDG D
PUYALLUP, WA 98374

PERMIT SET
JUNE 02, 2023

PROGRESS SET
2/3/24

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WESLEY BRADLEY PARK 2
EAST BROWNSTONE

FIRST LEVEL OVERALL PLAN - BROWNSTONE B

A1.1

GENERAL PLAN NOTES

1. TYPICAL INTERIOR DIMENSIONS FOR SINGLE STUD WALLS ARE TO FACE OF STUD, FOR MULTIPLE STUD WALLS DIMENSIONS ARE TO FACE OF STUD ON SHEAR SIDE, FURRING DIMENSIONS ARE TO FACE OF STUD, AND MASONRY DIMENSIONS ARE TO FACE OF WALL.
2. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF CMU FOUNDATION & SHEATHING AND TO CENTERLINE OF WINDOWS.
3. PROVIDE ACCESS PANELS WHEREVER REQUIRED FOR ACCESS TO MECHANICAL AND/OR ELECTRICAL ITEMS. VERIFY WITH MECHANICAL AND ELECTRICAL, AND COORDINATE EXACT LOCATION WITH ARCHITECT IF LOCATED IN FINISHED SPACES.
4. PRIME AND PAINT ALL EXPOSED EXTERIOR METALS, ETC. WHICH ARE NOT PREFINISHED, SUCH AS, BUT NOT LIMITED TO: STEEL LINTELS, BOLLARDS, ETC.
5. ALL STRUCTURAL STEEL TO BE (1) HOUR FIRE RATED. SEE STRUCTURAL PLANS FOR LOCATIONS AND QUANTITY OF STEEL BEAMS AND COLUMNS.
6. SEE SHEET A10.1 FOR WALL TYPES.
7. SEE A10 SERIES SHEETS FOR TYPICAL INTERIOR DETAILS.
8. PAINT ALL ITEMS PENETRATING THE SLOPED ROOF TO MATCH ROOFING SUCH AS BUT NOT LIMITED TO VENT PIPES, FAN COVERS, ETC.
9. PROVIDE AN AUTOMATIC DRY SPRINKLER SYSTEM IN THE ATTIC INSTEAD OF DRAFTSTOPPING SEE AC1.1 CODE REVIEW.
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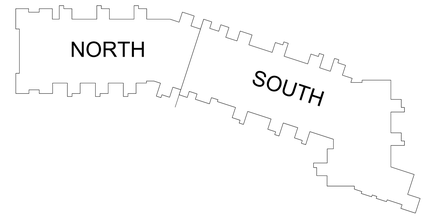

1 A1.2 **LEVEL 2 - OVERALL BSTONE EAST**
1/16" = 1'-0"

NORTH

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WESLEY BRADLEY PARK 2
EAST BROWNSTONE

SECOND LEVEL OVERALL FLOOR PLANS

A1.2

GENERAL PLAN NOTES

1. TYPICAL INTERIOR DIMENSIONS FOR SINGLE STUD WALLS ARE TO FACE OF STUD, FOR MULTIPLE STUD WALLS DIMENSIONS ARE TO FACE OF STUD ON SHEAR SIDE, FURRING DIMENSIONS ARE TO FACE OF STUD, AND MASONRY DIMENSIONS ARE TO FACE OF WALL.
2. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF CMU FOUNDATION & SHEATHING AND TO CENTERLINE OF WINDOWS.
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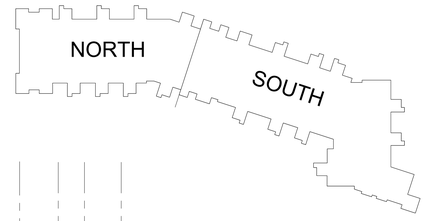

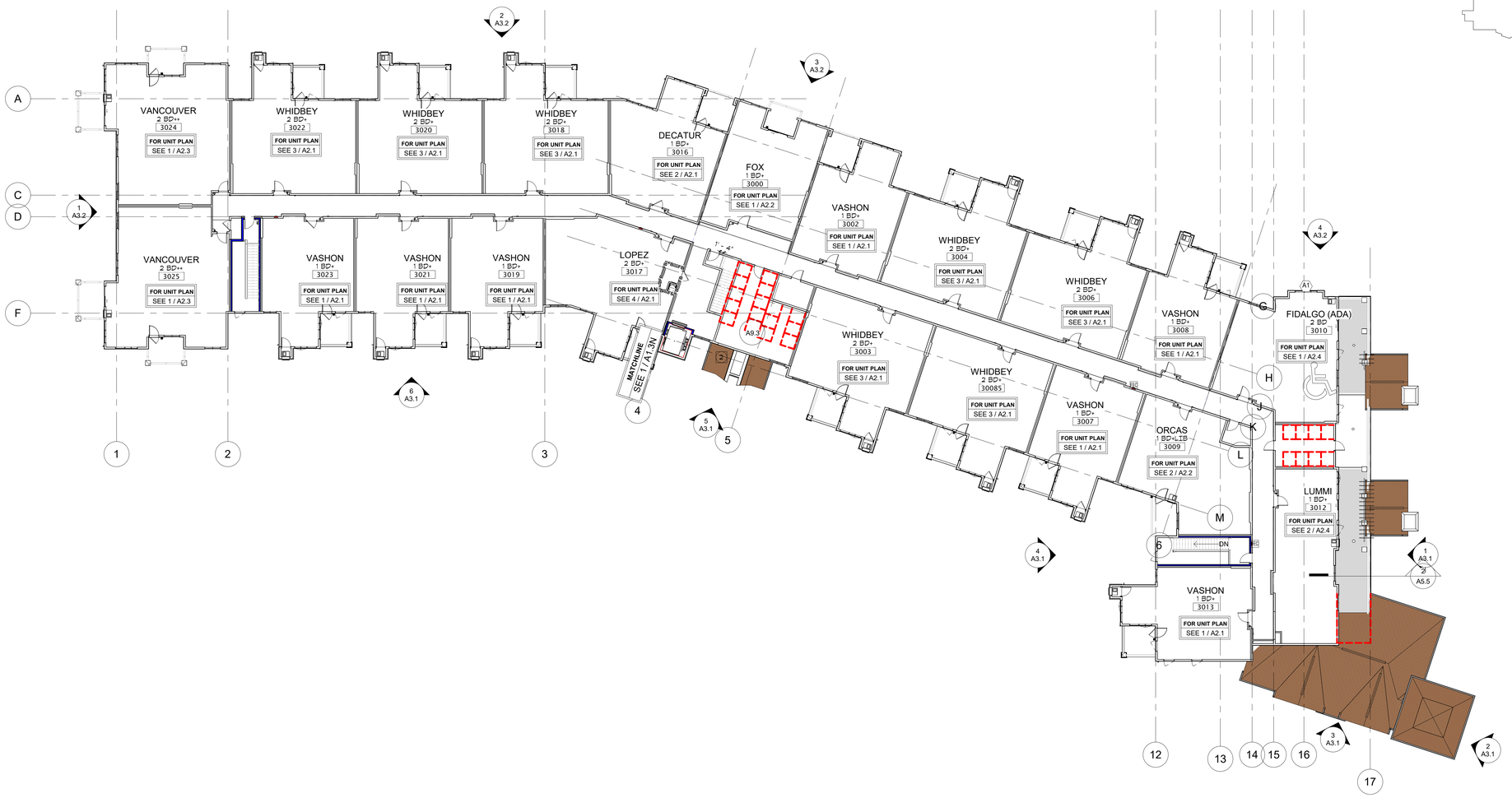

1 A1.3 **LEVEL 3 - OVERALL BSTONE EAST**
1/16" = 1'-0"

NORTH

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EAST BROWNSTONE

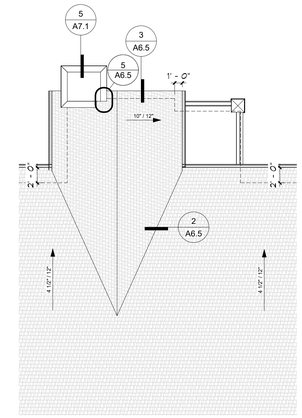
THIRD LEVEL OVERALL FLOOR PLANS

A1.3

GENERAL ROOF NOTES

1. WALKABLE MEMBRANE AT DECKS SHALL SLOPE A MINIMUM OF 3/16" PER FOOT.
2. SOFFIT DEPTHS VARY - SEE ROOF PLAN.
3. FOR SLOPES LESS THAN 4:12, FULL ICE & WATER SHIELD UNDERLAYMENT SHALL BE USED.
4. PROVIDE ICE AND WATER SHIELD AT ALL HIPS AND VALLEYS.

3 A1.4 **ROOF PLAN AT SOUTH TOWER**
1/8" = 1'-0"



2 A1.4 **TYPICAL ROOF AT BAY**
1/8" = 1'-0"

1 A1.4 **ROOF PLAN**
1/16" = 1'-0"

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PUYALLUP, WA 98374

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REVISIONS

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WESLEY BRADLEY PARK 2
EAST BROWNSTONE

ROOF PLANS & DETAILS

A1.4

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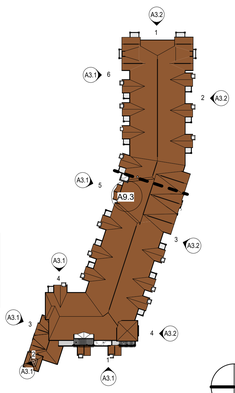
NOTE: COLORS SHOWN ARE TO INDICATE VARIATIONS IN EXTERIOR FINISHES ONLY AND DO NOT INDICATE FINAL COLOR SELECTION AT THIS TIME

6 A3.1 **EXTERIOR ELEVATION - WEST SIDE (NORTH END)** 1/8" = 1'-0"

WINDOW BOX NOTE (ITEM 8A):

- 60" TRADITIONAL PVC WINDOW BOX FROM WWW.FLOWERWINDOWBOXES.COM
- STANDARD 8" HIGH, 9 1/2" DEEP, NO BASE TRIM
- STONE MOUNTING KIT, 3 BRACKETS.

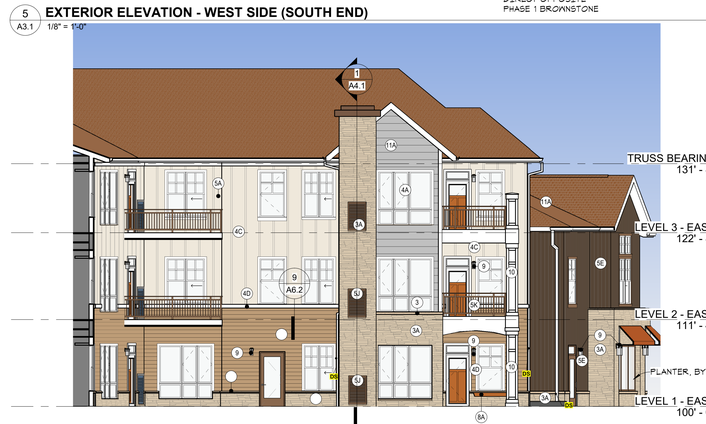


KEYPLAN 1" = 80'-0"

NORTH

5 A3.1 **EXTERIOR ELEVATION - WEST SIDE (SOUTH END)** 1/8" = 1'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
3	MANUFACTURED STONE CAP/SILL/WATERTABLE
3A	MANUFACTURED STONE VENEER #1
4	FIBER CEMENT LAP SIDING
4A	FIBER CEMENT SIDING (SWISS PEARL)
4B	FIBER CEMENT PANEL
4C	FIBER CEMENT PANEL-BOARD & BATTEN
4D	FIBER CEMENT TRIM
5A	PREFIN GUTTER
5B	PREFIN DOWNSPOUT
5D	KYNAR FINISH CUT METAL PANEL
5E	PREFIN CORRUGATED METAL
5J	PREFINISHED LOUVER
5K	ALUMINUM RAILING SYSTEM
7A	VINYL WINDOWS
7B	ALUMINUM STOREFRONT SYSTEM
7C	ALUMINUM ENTRANCE DOOR
8A	WINDOW BOX
8D	PAINTED CEDAR PERGOLA SYSTEM & BEAMS
9	DECORATIVE WALL-MOUNTED LIGHT FIXTURE
10	FIBER CEMENT WRAPPED COLUMN W/TRIM
11A	ASPHALT SHINGLES



4 A3.1 **EXTERIOR ELEVATION - NORTH SIDE (SOUTH END)** 1/8" = 1'-0"

3 A3.1 **EXTERIOR ELEVATION - TOWER EAST** 1/8" = 1'-0"

2 A3.1 **EXTERIOR ELEVATION - TOWER SOUTH** 1/8" = 1'-0"

1 A3.1 **EXTERIOR ELEVATION - SOUTH END_OVERALL** 1/8" = 1'-0"

CORRUGATED METAL (MATCH PHASE 1)

LAP SIDING - FIBER CEMENT (HARDIE)

LAP SIDING - FIBER CEMENT (SWISS PEARL)

METAL PANEL

BOARD-BATTEN/VERTICAL SIDING - FIBER CEMENT

MANUFACTURED VENEER STONE

NOTE: ALL WINDOWS EXCEPT IN STONE AREAS RECEIVE 2" MIN TRIM

EXTERIOR FINISH KEY 1/4" = 1'-0"

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11192 License # | 6/02/23 Date

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PUYALLUP, WA 98374

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EAST BROWNSTONE

EXTERIOR ELEVATIONS - BROWNSTONE EAST

A3.1

2/22/2024 2:37:29 PM

NOTE: COLORS SHOWN ARE TO INDICATE VARIATIONS IN EXTERIOR FINISHES ONLY AND DO NOT INDICATE FINAL COLOR SELECTION AT THIS TIME

MAT'L TAKEOFF_WALLS

Material: Name	Material: Area
Copper-Look Metal Panel	136
Metal - Corrugated	8,279
Siding - Board + Batten (Hardie)	7,328
Siding - Lap Siding (Hardie)	6,751
Siding - thru body fiber cement (Swiss Pearl)	5,584
Stone - Ashlar Dry Stack-Natural Color-Warm(1)	17,308
	45,386

TOTAL MATERIAL %

- METAL: 14%
- FC (HARDIE): 31%
- FC (SWISS PEARL): 12%
- MANUFACTURED STONE: 38%

PMC 20.52.025 (2)a = NOT COMPLIANT DUE TO ALLOWED STANDALONE SENIOR HOUSING USE/NO RETAIL

PMC 20.52.025 (2)B = GROUND FLOOR TRANSPARENCY @ STREET:

305'-4" LF @ 39TH AVE (INCLUDES RETURN OF BUILDING AT ENTRY DUE TO MAJOR VISIBLE EXPOSURE FROM THE STREET)
NOTE: ALL WINDOWS MEET THE 2' SILL AND 8' HEAD REQUIREMENT, THEREFORE CALCULATIONS ARE DONE AS LF IN LIEU OF SF.

WINDOW LF:
WHIDBEY UNIT 1010: 27'-4"
WHIDBEY UNIT 1012: 27'-4"
HERON UNIT 1014: 11'-6"
GAMEROOM (STOREFRONT MDWS/DOORS): 54'
TOTAL: 120'-2" LF **(39.4% TRANSPARENCY)**

MAT'L TAKEOFF_WALLS

Material: Name	Material: Area
Copper-Look Metal Panel	136
Metal - Corrugated	1,833
Siding - Board + Batten (Hardie)	194
Siding - Lap Siding (Hardie)	4,326
Siding - thru body fiber cement (Swiss Pearl)	0
Stone - Ashlar Dry Stack-Natural Color-Warm(1)	7,625
	14,114

LEVEL 1 MATERIAL %

- METAL: 14%
- FC (HARDIE): 32%
- FC (SWISS PEARL): 0%
- MANUFACTURED STONE: 54%

MIN 60% COVERAGE BY HIGH QUALITY (68%) - **COMPLIANT** PER PMC 25.52.025 (6)

MIN 40% COVERAGE BY 2 MATERIALS - **COMPLIANT** PER PMC 25.52.025 (6)

MAT'L TAKEOFF_WALLS

Material: Name	Material: Area
Copper-Look Metal Panel	0
Metal - Corrugated	2,719
Siding - Board + Batten (Hardie)	3,515
Siding - Lap Siding (Hardie)	1,352
Siding - thru body fiber cement (Swiss Pearl)	2,560
Stone - Ashlar Dry Stack-Natural Color-Warm(1)	5,140
	15,286

LEVEL 2 MATERIAL %

- METAL: 18%
- FC (HARDIE): 32%
- FC (SWISS PEARL): 17%
- MANUFACTURED STONE: 34%

MIN 60% COVERAGE BY HIGH QUALITY (68%) - **COMPLIANT** PER PMC 25.52.025 (6)

MIN 40% COVERAGE BY 2 MATERIALS - **COMPLIANT** PER PMC 25.52.025 (6)

MAT'L TAKEOFF_WALLS

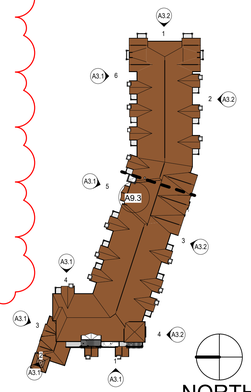
Material: Name	Material: Area
Copper-Look Metal Panel	0
Metal - Corrugated	3,727
Siding - Lap Siding (Hardie)	3,619
Siding - Lap Siding (Hardie)	1,073
Siding - thru body fiber cement (Swiss Pearl)	3,024
Stone - Ashlar Dry Stack-Natural Color-Warm(1)	4,543
	15,986

LEVEL 3 MATERIAL %

- METAL: 23.5%
- FC (HARDIE): 24%
- FC (SWISS PEARL): 14%
- MANUFACTURED STONE: 28.5%

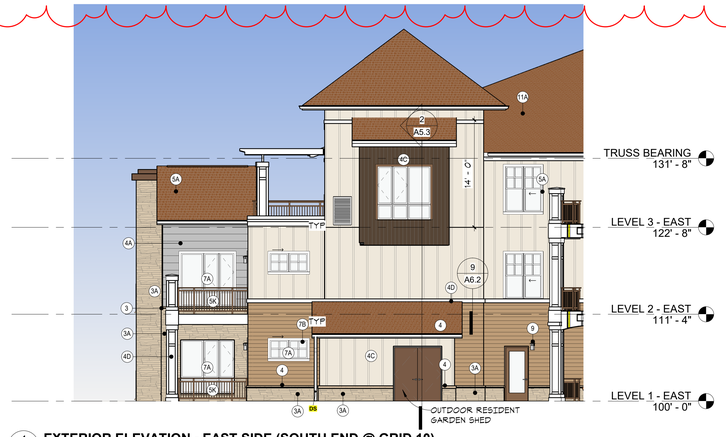
MIN 60% COVERAGE BY HIGH QUALITY (71%) - **COMPLIANT** PER PMC 25.52.025 (6)

MIN 40% COVERAGE BY 2 MATERIALS - **COMPLIANT** PER PMC 25.52.025 (6)



KEYPLAN
1" = 80'-0"

5 / A3.2-B — **CAMPUS ENTRY VIEW**
NTS



4 / A3.2 — **EXTERIOR ELEVATION - EAST SIDE (SOUTH END @ GRID 10)**
1/8" = 1'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
3	MANUFACTURED STONE CAP/SILL/WATERTABLE
3A	MANUFACTURED STONE VENEER #1
4	FIBER CEMENT LAP SIDING
4A	FIBER CEMENT SIDING (SWISS PEARL)
4B	FIBER CEMENT PANEL
4C	FIBER CEMENT PANEL-BOARD & BATTEN
4D	FIBER CEMENT TRIM
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5B	PREFIN DOWNSPOUT
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5J	PREFINISHED LOUVER
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7A	VINYL WINDOWS
7B	ALUMINUM STOREFRONT SYSTEM
7C	ALUMINUM ENTRANCE DOOR
8A	WINDOW BOX
8D	PAINTED CEDAR PERGOLA SYSTEM & BEAMS
9	DECORATIVE WALL-MOUNTED LIGHT FIXTURE
10	FIBER CEMENT WRAPPED COLUMN W/TRIM
11A	ASPHALT SHINGLES

3 / A3.2 — **EXTERIOR ELEVATION - EAST SIDE (SOUTH END)**
1/8" = 1'-0"

- CORRUGATED METAL (MATCH PHASE 1)
- LAP SIDING - FIBER CEMENT (HARDIE)
- LAP SIDING - FIBER CEMENT (SWISS PEARL)
- METAL PANEL
- BOARD-BATTEN/VERTICAL SIDING - FIBER CEMENT
- MANUFACTURED VENEER STONE

NOTE: ALL WINDOWS EXCEPT IN STONE AREAS RECEIVE 2" MIN TRIM

EXTERIOR FINISH KEY
1/4" = 1'-0"

2 / A3.2 — **EXTERIOR ELEVATION - EAST SIDE (NORTH END)**
1/8" = 1'-0"

1 / A3.2 — **EXTERIOR ELEVATION - NORTH END**
1/8" = 1'-0"

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EAST BROWNSTONE

EXTERIOR ELEVATIONS - BROWNSTONE EAST

A3.2

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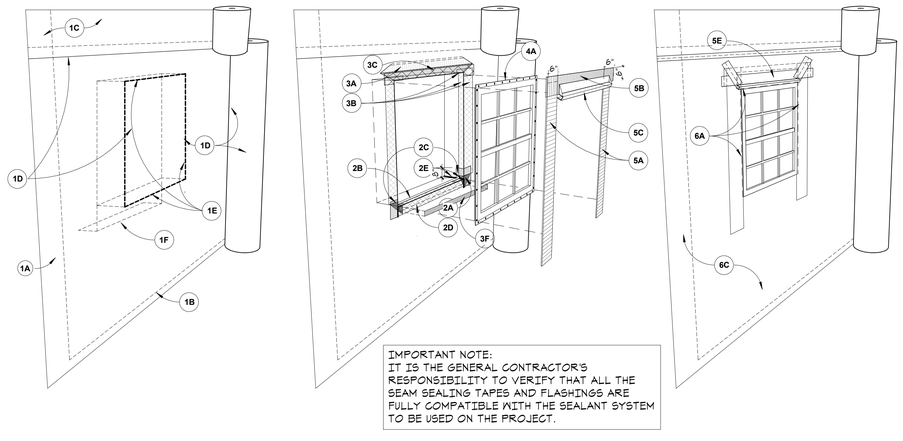


13 A6.4 **WINDOW INSTALLATION DIAGRAM**
1/4" = 1'-0"

THESE DETAILS ARE TO BE USED FOR REFERENCE ONLY AND ARE NOT TO BE CONSTRUED AS INSTRUCTION FOR INSTALLATION. FOR RECOMMENDED INSTALLATION INSTRUCTIONS, REFER TO EACH MANUFACTURER'S PRODUCT MANUAL.

1A UNWRAP AIR BARRIER ROLL AT BUILDING CORNER LEAVING 6"-12" FOR OVERLAP. (12" MIN. @ VERTICAL JOINTS)

1B ROLL SHOULD BE PLUMB. BOTTOM ROLL EDGE SHOULD EXTEND OVER SILL PLATE INTERFACE AT LEAST 2" TO 3"

1C SECURE AIR BARRIER PER MANUFACTURER RECOMMENDATIONS.

1D UNROLL DIRECTLY OVER WINDOWS AND DOORS. AT AIR BARRIER APPLICATIONS, LAP UPPER ROLL OVER BOTTOM ROLL BY 6" HORIZONTALLY.

1E TRIM THE AIR BARRIER CLEANLY AROUND THE ENTIRE WINDOW OPENING.

1F WHEN WRB REMOVED WELL BEFORE WINDOWS INSTALLED, WRB MAY BE LEFT DRAPING OVER ROUGH SILL & FASTENED TEMPORARILY

2A INSTALL MEMBRANE CORNER PATCH

2B INSTALL METAL ANGLE BACK DAM - ORIENT HORIZONTAL LEG TO FACE INTERIOR

2C INSTALL FOIL FACE SAM (FFSAM) BOOT MEMBRANE CORNER FLANGE. VERTICAL LEG MIN 8"

2D INSTALL FFSAM SILL MEMBRANE WRAP

2E APPLY SEALANT TO SEAMS & EDGES

3A CUT WRB AT 45 DEGREE ANGLE TO CREATE FLAP - TRIM LOWEST 1-1/2" OFF WRB & REMOVE - FOLD FLAP UP & FASTEN TEMPORARILY

3B INSTALL SELF-ADHERED WRB JAMB WRAP FLASHING AT EACH JAMB - EXTEND 3" MIN. INWARD AT RO. OVERLAP FFSAM CORNER BOOT MIN 6". APPLY SEALANT AT SEAMS.

3C INSTALL SELF-ADHERED WRB HEAD WRAP FLASHING (15" WIDE STRIP) AT HEAD, LAPPING OVER JAMB WRAP FLASHINGS. EXTEND INWARD TO COVER MIN 3" OF HEAD RETURN.

3D APPLY SHIMS TO SILL PAN - VERIFY SPACING OF SHIMS WITH WINDOW MANUFACTURER'S RECOMMENDATIONS

3E AT SILL PAN FLASHING, SEALANT SHOULD BE APPLIED TO UPPER PORTION OF SILL PAN BACK LEG SUCH THAT SEALANT IS ELEVATED ABOVE BOTTOM OF SILL PAN.

3F APPLY GUTTERGUARD DRAINAGE MESH AT SILL PAN DOWNTURN LEG TO ALLOW WATER TO DRAIN FROM SILL PAN - TRIM GUTTERGUARD BACK 1-1/2" FROM ROUGH OPENING

4A INSTALL WINDOW UNIT PER MANUFACTURER'S INSTRUCTIONS - SHIM & ADJUST AS REQUIRED

5A POST-FLASH: INSTALL SAM JAMB STRIP FLASHING AT EACH JAMB
(NOTE: LIQUID APPLIED IS ALSO ACCEPTABLE)

5B POST-FLASH: INSTALL SAM HEAD STRIP FLASHING AT HEAD
(NOTE: LIQUID APPLIED IS ALSO ACCEPTABLE)

5C INSTALL METAL HEAD FLASHING, LAPPING OVER WINDOW FRAME. TERMINATE HEAD FLASHING WITH 1/4" HIGH FOLDED END DAMS. (SEALANT NOT NEEDED DUE TO SAM POST FLASH @ HEAD & JAMBS.)

5D NOT USED

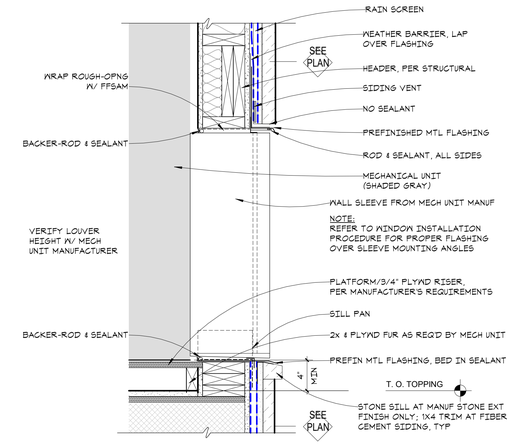
5E FOLD WRB FLAP DOWN, LAPPING OVER HEAD FLASHING. SEAL WRB TO SAM (AIR BARRIER SEALANT). TAPE ALL EDGES AT WRB.

6A INSTALL A SOFT-ROD BACKER ROD & WET SEALANT AT GAPS BETWEEN WINDOW FRAME & WRAP FLASHING AT INTERIOR JAMBS & HEAD.

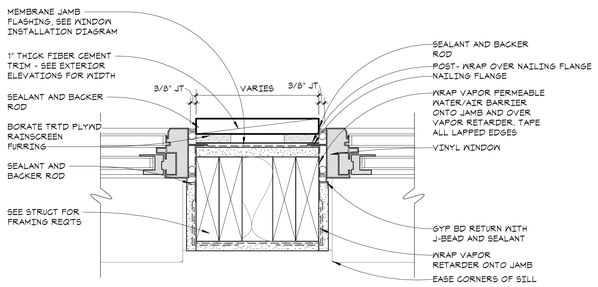
6B NOT USED.

6C REPAIR ACCIDENTAL TEARS, DAMAGE AND PENETRATIONS WITH SELF-ADHERED SEALING TAPE.

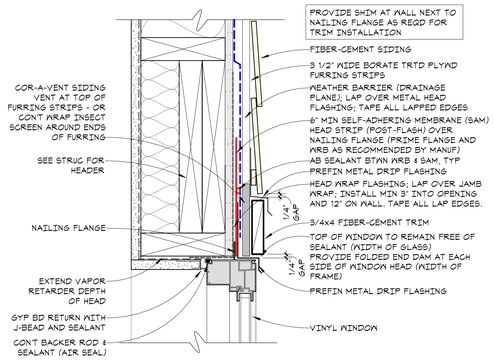
NOTE: VERIFY ANY DRAINAGE HOLES IN WINDOW TRACKS ARE CLEAR OF DIRT AND/OR CONSTRUCTION DEBRIS



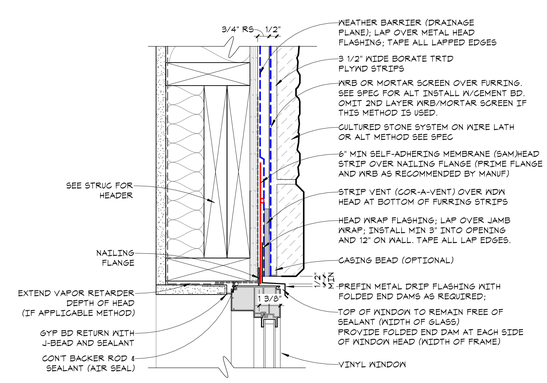
4 A6.4 **MECH UNIT SLEEVE/LOUVER DETAIL**
1 1/2" = 1'-0"



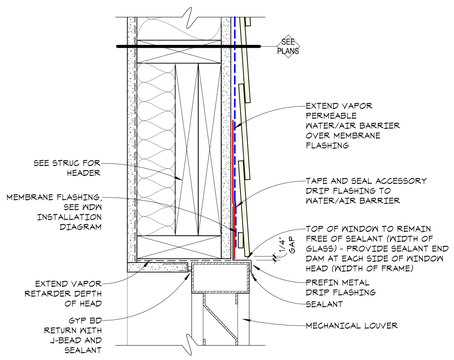
10 A6.4 **WINDOW JAMB DETAIL AT TRIM (PLAN)**
3" = 1'-0"



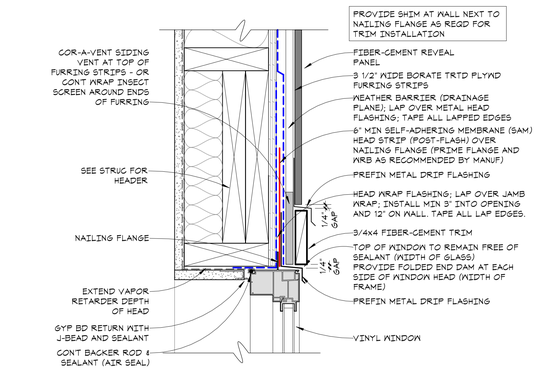
7 A6.4 **WINDOW HEAD DETAIL AT SIDING (FLANGED WINDOW) WOOD**
3" = 1'-0"



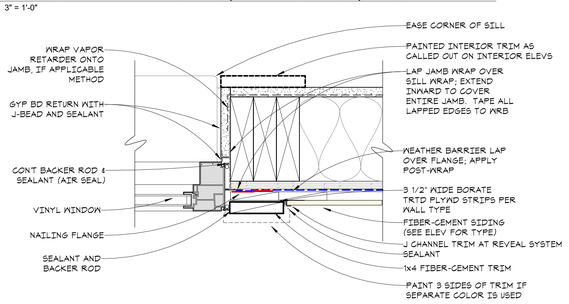
3 A6.4 **WINDOW HEAD DETAIL AT STONE (FLANGED WINDOW) WOOD**
3" = 1'-0"



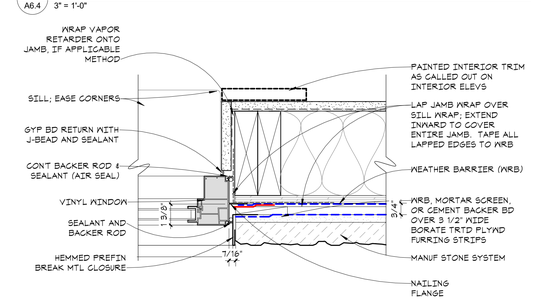
12 A6.4 **LOUVER HEAD (WD STUD WALL)**
3" = 1'-0"



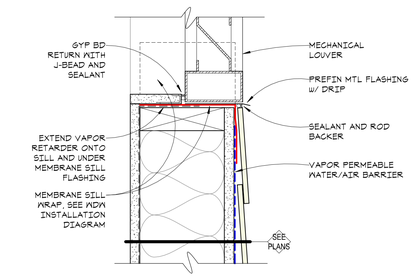
9 A6.4 **WINDOW HEAD DETAIL AT FC PANEL (FLANGED WINDOW)**
3" = 1'-0"



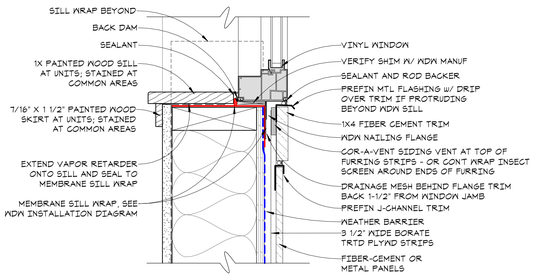
6 A6.4 **WINDOW JAMB DETAIL AT SIDING (FLANGED WINDOW) WOOD**
3" = 1'-0"



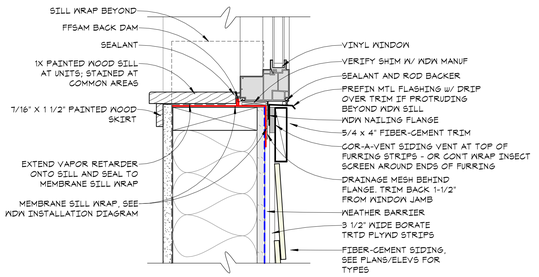
2 A6.4 **WINDOW JAMB DETAIL AT STONE (FLANGED WINDOW) WOOD**
3" = 1'-0"



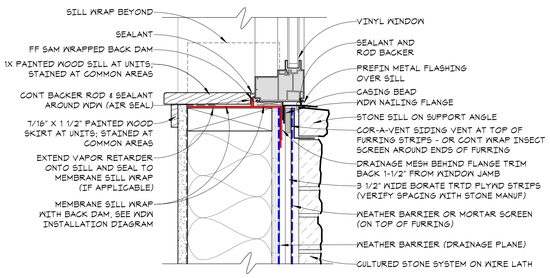
11 A6.4 **LOUVER SILL (WD STUD WALL)**
3" = 1'-0"



8 A6.4 **WINDOW SILL DETAIL AT FIBER CEMENT OR METAL PANELS**
3" = 1'-0"



5 A6.4 **WINDOW SILL DETAIL AT SIDING (FLANGED WINDOW) WOOD**
3" = 1'-0"



1 A6.4 **WINDOW SILL DETAIL AT STONE (FLANGED WINDOW) WOOD**
3" = 1'-0"

in site architects
1000 university ave. w. suite 130
st. paul, minnesota 55104
612-252-4820

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Washington

SEE BELOW
Signature

Dawn Wieczorek
Typed or Printed Name

11192 License # | 6/02/23 Date

11192 REGISTERED ARCHITECT
DAWN MARIE WIECZOREK STATE OF WASHINGTON

WESLEY BRADLEY PARK 2
EAST BROWNSTONE
707 39TH AVENUE SE, BLDG D
PUYALLUP, WA 98374

PERMIT SET
JUNE 02, 2023

PROGRESS SET
2/3/24

REVISIONS

No.	Description	Date

2108
PROJECT NUMBER

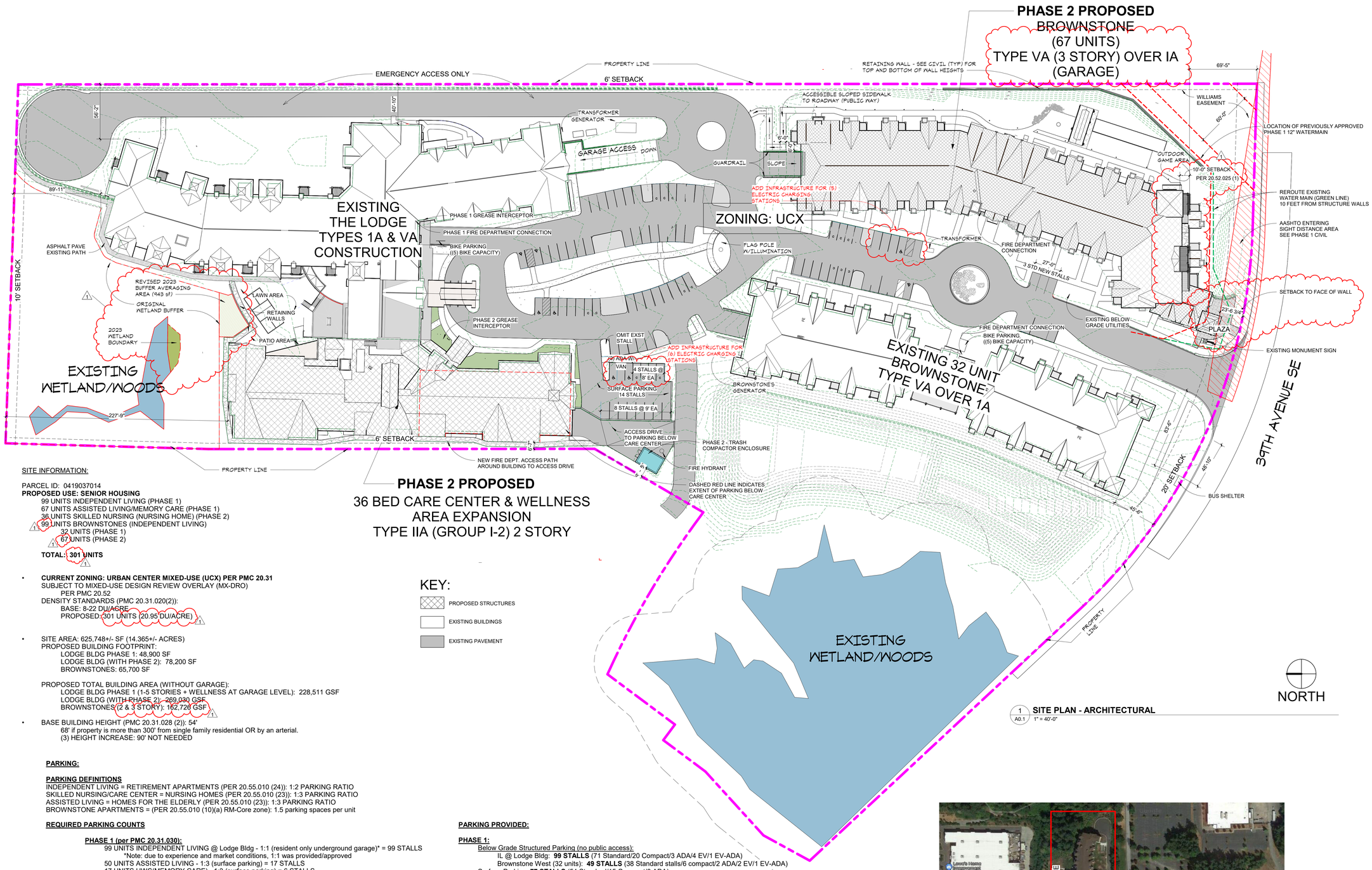
Author DRAWN BY | Checker CHECKED BY

WESLEY BRADLEY PARK 2
EAST BROWNSTONE

EXTERIOR DETAILS

A6.4

2/22/2024 2:37:57 PM



1 A0.1 **SITE PLAN - ARCHITECTURAL**
1" = 40'-0"

SITE INFORMATION:

PARCEL ID: 0419037014
PROPOSED USE: SENIOR HOUSING
99 UNITS INDEPENDENT LIVING (PHASE 1)
67 UNITS ASSISTED LIVING/MEMORY CARE (PHASE 1)
36 UNITS SKILLED NURSING (NURSING HOME) (PHASE 2)
99 UNITS BROWNSTONES (INDEPENDENT LIVING)
32 UNITS (PHASE 1)
67 UNITS (PHASE 2)
TOTAL: 301 UNITS

- **CURRENT ZONING: URBAN CENTER MIXED-USE (UCX) PER PMC 20.31**
  SUBJECT TO MIXED-USE DESIGN REVIEW OVERLAY (MX-DRO)
  PER PMC 20.52
  DENSITY STANDARDS (PMC 20.31.020(2)):
  BASE: 8-22 DU/ACRE
  PROPOSED: 301 UNITS / 20.95 DU/ACRE)
- SITE AREA: 625,748+/- SF (14.365+/- ACRES)
  PROPOSED BUILDING FOOTPRINT:
  LODGE BLDG PHASE 1: 48,900 SF
  LODGE BLDG (WITH PHASE 2): 78,200 SF
  BROWNSTONES: 65,700 SF

  PROPOSED TOTAL BUILDING AREA (WITHOUT GARAGE):
  LODGE BLDG PHASE 1 (1-5 STORIES + WELLNESS AT GARAGE LEVEL): 228,511 GSF
  LODGE BLDG (WITH PHASE 2): 269,030 GSF
  BROWNSTONES (2 & 3 STORY): 162,726 GSF
- BASE BUILDING HEIGHT (PMC 20.31.028 (2)): 54'
  68' if property is more than 300' from single family residential OR by an arterial.
  (3) HEIGHT INCREASE: 90' NOT NEEDED

PARKING:

PARKING DEFINITIONS
INDEPENDENT LIVING = RETIREMENT APARTMENTS (PER 20.55.010 (24)): 1:2 PARKING RATIO
SKILLED NURSING/CARE CENTER = NURSING HOMES (PER 20.55.010 (23)): 1:3 PARKING RATIO
ASSISTED LIVING = HOMES FOR THE ELDERLY (PER 20.55.010 (23)): 1:3 PARKING RATIO
BROWNSTONE APARTMENTS = (PER 20.55.010 (10)(a) RM-Core zone): 1.5 parking spaces per unit

REQUIRED PARKING COUNTS

PHASE 1 (per PMC 20.31.030):
99 UNITS INDEPENDENT LIVING @ Lodge Bldg - 1:1 (resident only underground garage)* = 99 STALLS
*Note: due to experience and market conditions, 1:1 was provided/approved
50 UNITS ASSISTED LIVING - 1:3 (surface parking) = 17 STALLS
17 UNITS HWS(MEMORY CARE) - 1:3 (surface parking) = 6 STALLS
32 UNITS BROWNSTONE (IL) - 1.5:1 (resident only underground garage) = 48 STALLS
Sub-Total: 170 stalls

PHASE 2 (per PMC 20.31.030):
36 UNITS SKILLED NURSING - 1:3 (surface parking) = 12 STALLS
67 UNITS BROWNSTONE (IL) - 1:1 (resident only underground garage) = 72 STALLS
Subtotal: 84 stalls

REQUIRED PARKING SUMMARY:
Per calculations above, total all phases req'd: **250 STALLS** (30% "should" be compact (per 20.55.025)/ADA: 7 stalls min)

REQUIRED BICYCLE PARKING:
Per PMC 20.55.016(2) - Minimum 5 bicycle

REQUIRED ELECTRIC VEHICLE PARKING/CHARGING:
Per WAC 429.1, Electric Vehicle Charging Infrastructure applies to R-2 occupancies: 5% of parking spaces.
For this campus, R-2 parking stalls = 215 stalls * 5% = infrastructure for 11 stalls
WAC 429.5: min 1 ADA stalls req'd*
*Due to R-2 parking stalls being spread among 3 buildings, the ADA requirement is interpreted to be provided as min 1 stall per building.)

PMC 20.56 - Design Criteria and Accessible Facilities (quantity matches WAC 429.5) to be adhered to when charging stations are provided.

PARKING PROVIDED:

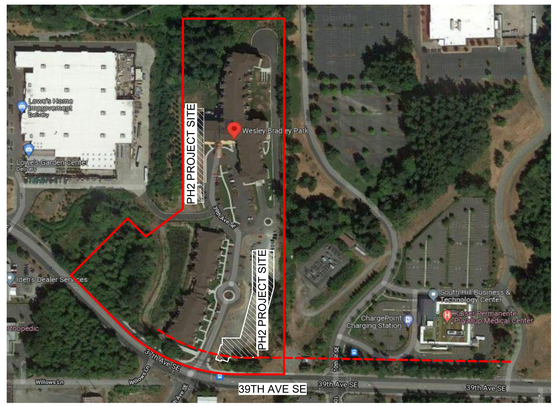
PHASE 1:
Below Grade Structured Parking (no public access):
IL @ Lodge Bldg: **99 STALLS** (71 Standard/20 Compact/3 ADA/4 EV/1 EV-ADA)
Brownstone West (32 units): **49 STALLS** (38 Standard stalls/6 compact/2 ADA/2 EV/1 EV-ADA)
Surface Parking: **77 STALLS** (54 Standard/15 Compact/8 ADA)
HWS(ASSISTED LIVING)/MEMORY CARE: 48 STALLS (surface parking)
Future Skilled Nursing: 29 STALLS
Sub-Total: 225 STALLS
(163 Standard/41 Compact/13 ADA/6 EV/2 EV-ADA)

PHASE 2:
Below Grade Structured Parking (no public access):
Brownstone East (67 UNITS): **72 STALLS** (49 STD stalls/14 compact/3 ADA/5 EV/1 EV-ADA)
Care Center (36 BEDS): **31 STALLS** (15 STD/14 compact/2 ADA/0 EV)
Proposed Surface Parking: **17 STALLS**: 3 STD STALLS (at Brownstone East) + 14 STALLS @ CC (8 Standard/4 compact/2 ADA)
<Omit Existing Stalls: 1 STD STALL> (One existing stall omitted with new lot at Care Center Addition)
Sub-Total: 119 STALLS
(74 Standard/32 Compact/7 ADA/5 EV/1 EV-ADA)

TOTAL PARKING: 344 STALLS
Parking Stall Type Breakdown:
Standard: 237 STALLS
Compact: 73 STALLS (total of surface and underground garages) approximately 21%
ADA+EV-ADA: 23 PROVIDED/8 REQ'D (includes ADA stalls at surface parking and in underground garages)
EV: 11 PROVIDED
TOTAL EV: 14 (11 STD/3 ADA)

Bicycle Parking: 15 outdoor lockable spaces on (3) racks; 10 indoor lockable spaces (Garage @ Lodge); Secured Bike storage room at Brownstone East Garage)

ADDING EV Charging Station INFRASTRUCTURE ONLY: (11) at Existing Surface Parking



VICINITY MAP

in site architects
1000 university ave. w. ▪ suite 130
st. paul, minnesota 55104
612-252-4820

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Washington

SEE BELOW
Signature
Dawn Wieczorek
Typed or Printed Name
11192 License # 6/02/23 Date

11192 REGISTERED ARCHITECT
DAWN MARIE WIECZOREK
STATE OF WASHINGTON

WESLEY HOMES BRADLEY PARK - PHASE 2

707 39TH AVENUE SE
PUYALLUP, WA 98374

LAND USE & MX-DRO REVIEW SUBMITTAL #3 2/16/24

REVISIONS

No.	Description	Date
1	LAND USE APP REVISIONS	2/16/24

PUYALLUP, WASHINGTON

Author DRAWN BY Checker CHECKED BY

WESLEY HOMES BRADLEY PARK - PHASE 2

ARCHITECTURAL SITE PLAN

A0.1

2/16/2024 7:30:40 PM

Bradley Lake
5th St SE
Cartridge Recycle Center
Center
Westwood Shipping Lines
Builders Capital
Installation Services
Wesley Bradley Park
Lowe's Garden Center
Garden center
7th Ave SE
27th Ave SE
Dealer Services
Elizabeth Hadley
Central Pierce Fire & Rescue
Willows Ln
Central Pierce Fire & Rescue - Station 72
Mandy Davis Webb, LMT
Hartland
39th Ave SE
39th Ave SE
10th St SE
ChargePoint Charging Station
Pharmacy/ Kaiser Permanente
La Petite of South Hills
Miss Heather Hokans
Glenbrooke Apartments
Dedicated Women's Health Specialists
Maintenance
100 m
Camera: 953 m
47°09'19"N 122°17'02"W
150 m

Know what's **below.**
Call before you dig.
Dial 811

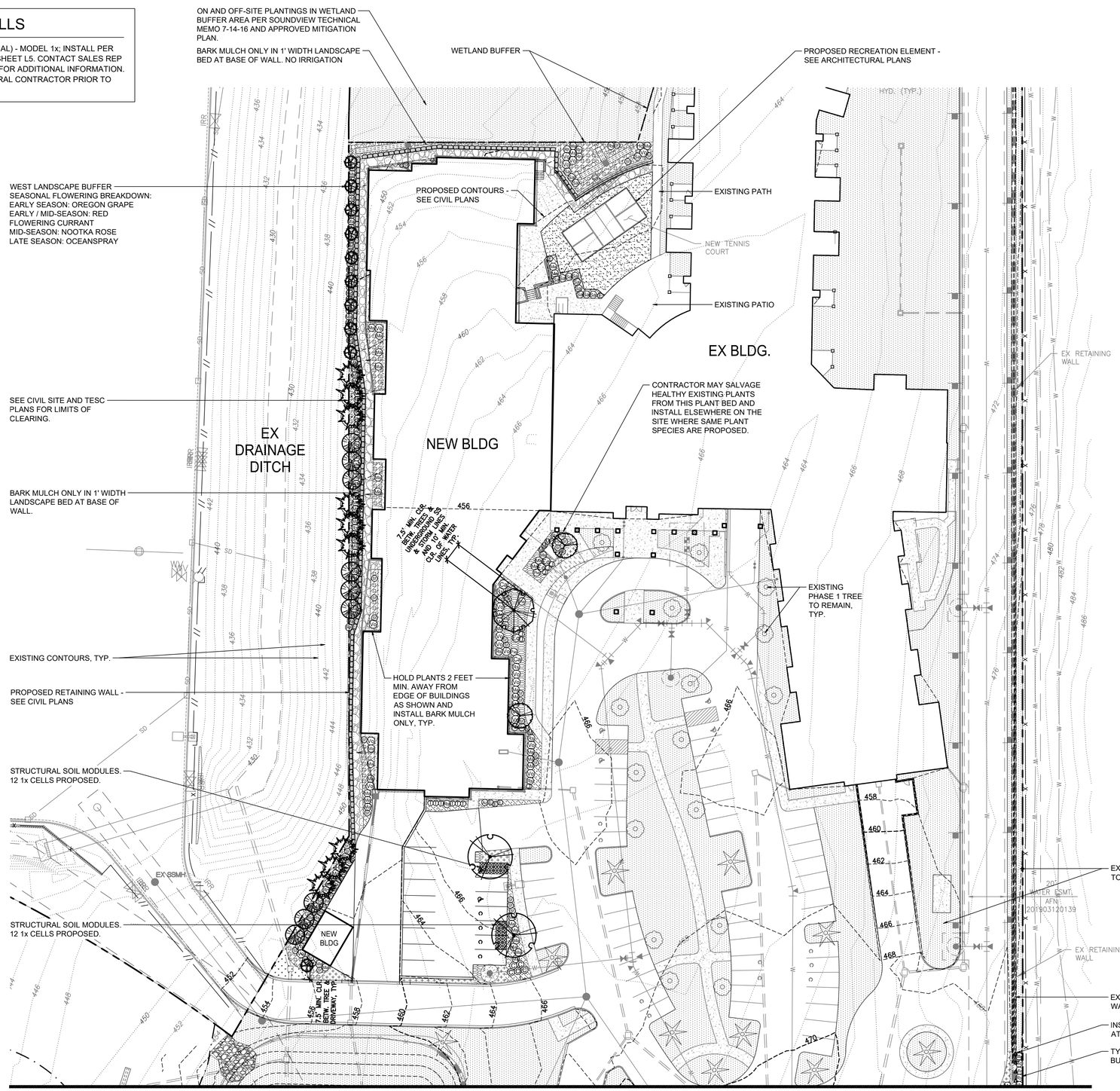
LANDSCAPE PLAN NORTH

FOR

PHASE 2 - WESLEY BRADLEY PARK

STRUCTURAL SOIL CELLS

SILVA CELL MODULES (OR APPROVED EQUAL) - MODEL 1x; INSTALL PER SPECIFICATIONS (SHEET L5); SEE DETAIL SHEET L5. CONTACT SALES REP RACHEL ROBERTS - PHONE (415) 746-1553 FOR ADDITIONAL INFORMATION. COORDINATE WITH SALES REP AND GENERAL CONTRACTOR PRIOR TO PAVEMENT AND CURB INSTALLATION.



MATCH LINE SEE SHEET L2

LANDSCAPE PLAN NORTH

LANDSCAPE SHEET INDEX

L1: LANDSCAPE PLAN NORTH
L2: LANDSCAPE PLAN SOUTH
L3: PLANT SCHEDULE
L4: LANDSCAPE NOTES & DETAILS
L5: LANDSCAPE NOTES & DETAILS
L6: IRRIGATION PLAN NORTH
L7: IRRIGATION PLAN SOUTH
L8: IRRIGATION NOTES & DETAILS
L9: IRRIGATION DETAILS
L10: IRRIGATION DETAILS

BRADLEY PARK LANDSCAPE NOTES

EXISTING TREES: ADJUST LOCATIONS OF PROPOSED PLANTS TO AVOID ROOTZONES OF EXISTING TREES TO REMAIN

NON-NATIVE PLANT NOTE: MECHANICALLY REMOVE ALL NON-NATIVE WEEDY PLANT SPECIES WITHIN THE PLANTED AREAS SHOWN

IRRIGATION NOTE: CONNECT TO EXISTING SYSTEM. SEE IRRIGATION SHEETS IN THIS PLAN SET.

SOIL NOTE: PER PUYALLUP VEGETATION MANAGEMENT STANDARDS CHAPTER 8.2(A), INSTALL 8" DEPTH TOPSOIL IN NEW PLANTING BEDS. SEE SHEET L5 FOR CITY OF PUYALLUP SOIL AMENDMENT REQUIREMENTS.

MULCH NOTE: PER PUYALLUP V.M.S 8.3, INSTALL 4" DEPTH ARBORIST WOOD CHIP MULCH IN ALL NEW SHRUB AND GROUNDCOVER BEDS

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	EXISTING VEGETATION TO REMAIN PRESERVE AND PROTECT	---
	EXISTING PH 1 SHRUB BED TO BE REMOVED & NOT REPLACED	---
	EXISTING DECIDUOUS TREE TO BE REMOVED.	---
	EXISTING CONIFER TREE TO BE REMOVED.	---
	EXISTING CONIFER TREE TO REMAIN PRESERVE AND PROTECT	---
	EXISTING CONIFER TREE FROM PHASE 1 LANDSCAPE PLANS PRESERVE AND PROTECT	---
	EXISTING DECIDUOUS TREE FROM PHASE 1 LANDSCAPE PLANS PRESERVE AND PROTECT	---
	SILVA CELLS	---

N

1"=20'

0 10 20 40

CITY OF PUYALLUP
Planning Division
Approved Landscape Plan
(253) 864-4165

Staff:

Date:

THIS APPROVAL IS VOID AFTER 1 YEAR FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE PLANNING MANAGER, DESIGNEE, OR PROJECT PLANNER.

NOTE: If street trees are required, Call Planning Division for final inspection: (253) 864-4165 (Option 3) Root Barriers are required around street trees in accordance with city standard detail. Top soil shall be installed in accordance with city standards - field verification required. Failure to install top soil and root barriers in accordance with city standards may result in rejection of installation.

APPROVED

BY _____
CITY OF PUYALLUP
ENGINEERING SERVICES

DATE _____

NOTE: THIS APPROVAL IS VOID AFTER 1 YEAR FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE ENGINEERING SERVICES MANAGER.

No.	Date	By	Ckd.	Appr.	Revision
–	6/12/23	LBP	LBP	LBP	PHASE 2 PERMIT SUBMITTAL

Title: **LANDSCAPE PLAN NORTH FOR CIVIL PLANS PHASE 2 - WESLEY BRADLEY PARK**

For: **WESLEY HOMES**
815 SOUTH 216TH STREET
DES MOINES, WA 98190
(206) 870-1209

STATE OF WASHINGTON · LAUREN R. PERRY · 488 · REGISTERED LANDSCAPE ARCHITECT

Scale: Horizontal 1"=30' Vertical N/A

Designed LBP Drawn LBP Checked LF/JN Approved LBP Date 06/12/23

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 **barghausen.com**

P:\16000s\16718\engineering\Phase 2\Landscape\16718–Ldwg 6/12/2023 4:43 PM LPERRY

Job Number **16718**

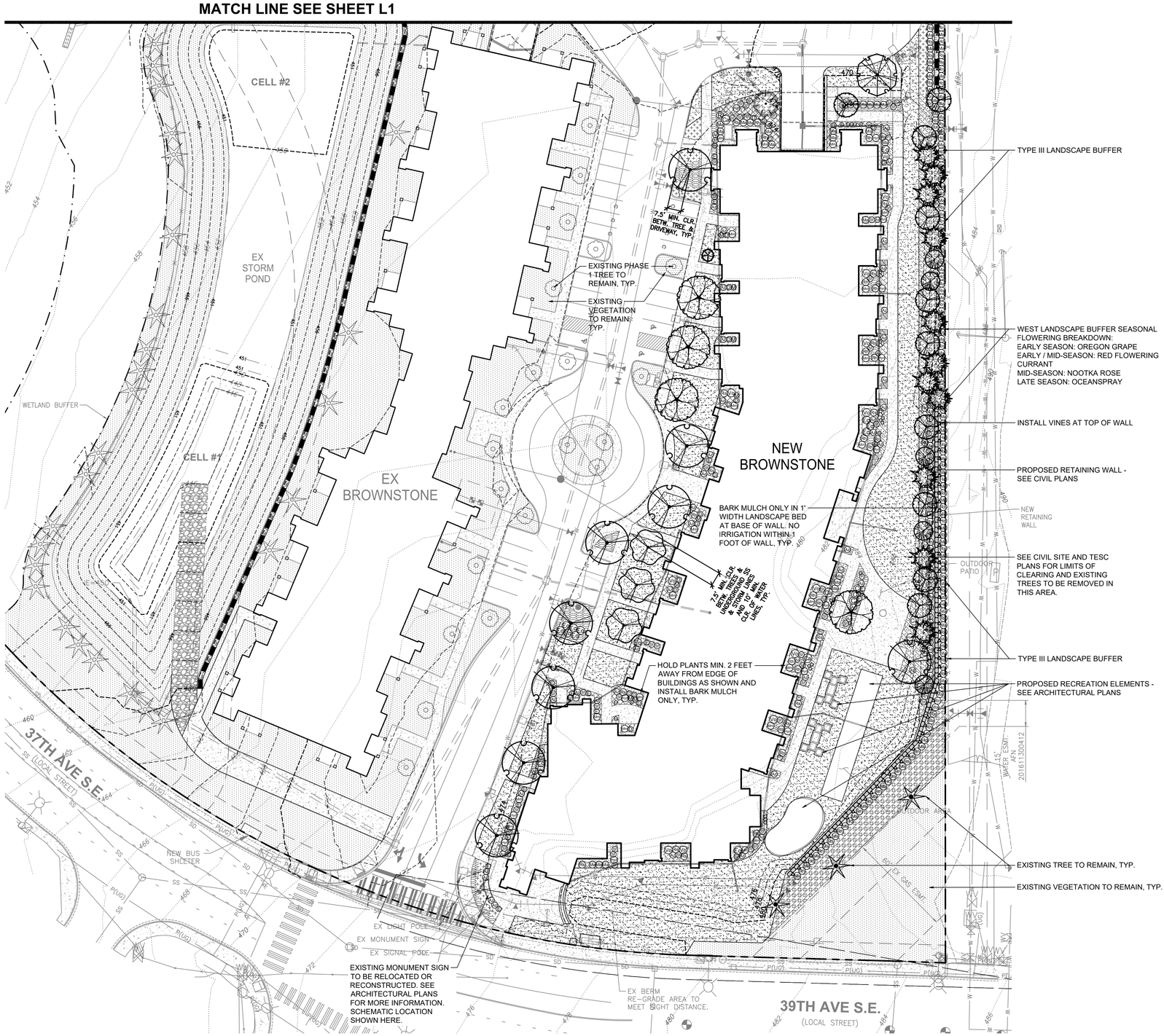
Sheet **L1** of **10**

Know what's **below.**
Call before you dig.
Dial 811

LANDSCAPE PLAN SOUTH

FOR

PHASE 2 - WESLEY BRADLEY PARK



LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	EXISTING VEGETATION TO REMAIN PRESERVE AND PROTECT	---
	EXISTING PH 1 SHRUB BED TO BE REMOVED & NOT REPLACED	---
	EXISTING DECIDUOUS TREE TO BE REMOVED.	---
	EXISTING CONIFER TREE TO BE REMOVED.	---
	EXISTING CONIFER TREE TO REMAIN PRESERVE AND PROTECT	---
	EXISTING CONIFER TREE FROM PHASE 1 LANDSCAPE PLANS PRESERVE AND PROTECT	---
	EXISTING DECIDUOUS TREE FROM PHASE 1 LANDSCAPE PLANS PRESERVE AND PROTECT	---
	SILVA CELLS	---

N

1'=20'

0 10 20 40

LANDSCAPE PLAN NORTH

CITY OF PUYALLUP
Planning Division
Approved Landscape Plan
(253) 864-4165

Staff:

Date:

THIS APPROVAL IS VOID AFTER 1 YEAR FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE PLANNING MANAGER, DESIGNEE, OR PROJECT PLANNER.

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APPROVED

BY _____
CITY OF PUYALLUP
ENGINEERING SERVICES

DATE _____

NOTE: THIS APPROVAL IS VOID AFTER 1 YEAR FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE ENGINEERING SERVICES MANAGER.

No.	Date	By	Ckd.	Appr.	Revision
–	6/12/23	LRP	LRP	LRP	PHASE 2 PERMIT SUBMITTAL

Title:
LANDSCAPE PLAN SOUTH
FOR
CIVIL PLANS
PHASE 2 - WESLEY BRADLEY PARK

For:
WESLEY HOMES
815 SOUTH 216TH STREET
DES MOINES, WA 98190
(206) 870-1209

STATE OF WASHINGTON · LAUREN R. PERRY · LANDSCAPE ARCHITECT · NO. 488 EXP. 2/18/25 · CERTIFIED

Scale: Horizontal 1"=30' Vertical N/A

Designed LRP Drawn LRP Checked LP/JW Approved LRP Date 06/12/23

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 **barghausen.com**

P:\16000s\16718\engineering\Phase 2\Landscape\16718-L.dwg 6/12/2023 4:43 PM LPERRY

Job Number **16718**

Sheet **L2** of **10**

City of Puyallup
Planning Division
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

To:	Design Review Board
From:	Chris Beale, Senior Planner
RE:	Wesley Bradley Park - Phase 2; Project #PLDR20230034
Date:	March 27, 2024
Date of meeting:	***April 4, 2024***

PROJECT OVERVIEW

Case #: PLDR20230034

Applicant: Jill Krance

Staff: Chris Beale, Senior Planner – cbeale@puyallupwa.gov

Property Owner: WESLEY HOMES BRADLEY PARK LLC

Parcel ID#: 0419037014

Proposal: Wesley Bradley Park Phase 2 - revision. The proposed revision will add a third story to the Brownstone building. On the previous approval issued by the Board on May 18, 2023 the Brownstone was only two stories.

Relevant History: Previously reviewed and approved by the Board on May 18, 2023

Summary of Key Issues: Staff has reviewed the proposal and did not find any notable issues or deficiencies with the proposed revision to add the third story. As such, no in-depth analysis is provided here as this is a revision to a previous proposal.

Staff Recommendation: Review and approve the revision

Previous staff report - May 10, 2023

PROJECT OVERVIEW	
Case #: PLDR20230034 **Applicant**: Jill Krance **Staff**: Chris Beale, Senior Planner **Property Owner**: WESLEY HOMES BRADLEY PARK LLC **Parcel ID#**: 0419037014 **Recommendation Options:** 1. Review submittal and staff report and provide feedback for revisions to design submittal	**Proposal:** Wesley Bradley Park Phase 2 is the completion of the campus as shown and approved per the Phase 1 construction. Phase 2 consists of a 2-story addition to the existing Lodge building and a second Brownstone building. Both buildings are Senior Use as Nursing home (per PMC 20.55.010 (23)) and Retirement Apartments (per PMC 20.55.010 (10)(a) RM-Core zone). **Relevant History:** N/A first review by Board **Summary of Key Issues:** Design review, see notes below. **Staff Recommendation:** Review

ANALYSIS

Upper Floor Stepbacks			
Design Criteria	Complies?	Staff Analysis	Staff Recommendation
The upper floor stepback of a building three stories or taller shall be a minimum of 10 feet.	☒	Criteria is not-applicable, building is only 2 stories	Standard responses: Accept as proposed Approve with conditions No recommendation

Street/Trail Level Elements			
Design Criteria	Complies?	Staff Analysis	Staff Recommendation
The first floor of any street or Riverwalk trail facing building shall be at least 12 feet in height – preferably 14 feet – as measured from the floor to the interior ceiling to provide for a generous space for retailing, services, and restaurant functions.	☐	First floor of the building(s) does not comply with the strict application of code.	The Board will need to consider the applicant's argument against 12 first floor ceiling height
The ground floor of a street or trail facing facade shall consist of at least 60 percent visual transparency in the pedestrian view plane, defined as the horizontal area between two feet and eight feet above the exterior grade, and shall not be coated with a reflective or opaque covering/coating.	☐	First floor of the brown stone building does not comply with the strict application of code regarding street level transparency.	The Board has approved 30 percent transparency for street facing facades for residential only projects in MX-DRO and may choose to consider that option.
At least one building entrance shall be directly facing the sidewalk or trail and shall be publicly accessible and of architectural prominence. Additional access doors may be oriented toward parking lots. At least one building entrance shall be oriented toward the Riverwalk Trail when a building abuts	☒	Brownstone building has an entry on the street, facing at an angle the public ROW	Approve

the trail system in the RMX zone district. Transparent entries shall be used throughout.			
Windows shall be trimmed using detailed/ornate and pronounced materials when looking at the finished facade of the building and the windows themselves shall be inset as to create depth and dimension to the facade. Decorative lintels, sills, molding, or framing details are required around all windows and doors located on facades facing or adjacent to public streets. Window openings on brick, stone, cast stone, or synthetic stone buildings do not need to be trimmed. Lintels, sills, and arches are not considered trim; window openings surrounded by stone work shall include windows with frames at least two inches wide.	☐	Trim is provided, but may not meet code standards, please review applicant narrative and drawings. Code does require 2 inch trim and applicant states 1X4 is provided	Review

Building Modulation/ Articulation			
Design Criteria	Complies?	Staff Analysis	Staff Recommendation
Buildings designed with completely flat facades and monotone color schemes are not permitted.	☒		Approve
All buildings are required to have horizontal and vertical facade variations such as pop-outs, bays, recesses, arches, banding, columns, or similar features. Such features are required at least every 30 feet along all exterior wall planes and shall be offset at least four feet	☐	Its not clear if the proposal meets this prescriptive standard requiring four foot offsets every 30 feet	Review
Buildings shall incorporate articulation on all sides. The street-facing side(s) shall receive the greatest amount of attention with respect to richness of forms, details, materials, and craft	☒		Approve

Blank Wall Treatment			
Design Criteria	Complies?	Staff Analysis	Staff Recommendation
Treat any facade with walls containing an area with over 30 feet in length or 400 square feet in area with multiple building materials of varying colors, textures and/or accents or through the	☒	Complies for both buildings, blank walls are either screened/no visible (west side of care center)	Approve

use of painted murals, or other artwork.			
Alternatively, a planted trellis at least seven feet tall and 10 feet wide placed every 10 feet within a minimum five-foot irrigated planting bed. Climbing vines, columnar conifer trees/shrubs and/or other ground cover/shrub grouping shall be planted with the intent to screen the blank wall area.	☒	N/A	N/A
Buildings shall be designed to ensure that they look like the same building on all sides. Consistent or complementary building details and proportions on all sides ensure a "four-sided" quality to a building, but a building is not hereby prohibited from having more than four sides.	☒	Staff does not note inconsistencies with this standard	Approve

Building Materials			
Design Criteria	Complies?	Staff Analysis	Staff Recommendation
On one- to-two-story structures, cover a minimum of 30 percent of the building facade with a minimum of two exterior building materials	☒	The correct quantity of siding materials appears to be provided based on material break downs on each elevation sheet(s)	Approve
The use of stucco siding shall be minimized throughout and the use of metal paneling, brick, decorative faux stone, masonry, and masonry veneer shall comprise a minimum of 60 percent of the exterior facade, excluding gables, windows, doors, and related trim, throughout; all stone, masonry or faux mason materials shall be used in the lower portions of exterior walls.	☒	Applicant providing correct thru-color fiber cement (swiss pearl), metal and stone veneer materials, with minimal use of Hardie. See material break downs on each elevation sheet(s)	Approve
Horizontal changes of material from brick or stone to another material shall include a stone cap or a brick sill; the cap or sill shall project from the face of the building. A vertical change of materials shall occur at an interior corner or shall not occur within four feet of an exterior corner	☐	Applicant does not address in the written narrative application. Head on elevation views of each building does not allow staff to visually confirm compliance. Applicant may be able to supply model view at Board meeting for further review.	Board should review with applicant to ensure compliance

Required Parapets and Cornices			
Design Criteria	Complies?	Staff Analysis	Staff Recommendation
All flat roofs shall have a parapet and a cornice on all facades or walls. Flashing at the top of a parapet shall not qualify as a cornice.	☒	Per applicant: *"the only flat roof area in Phase 2 is at the Care Center – north end of the building (1&2/A3.2).*	Approve

		This area is a vegetated roof which includes a capped parapet. "	
Cornices shall be in proportion with the size, scale, and architectural detailing of the building, and shall be decorative/ornate in nature.	☒	See above and elevations	Approve
Buildings shall only be required to provide parapets and cornices on street-facing facades and walls. Cornices shall return at least eight feet around corners that transition from a building wall that requires a cornice to a building wall that does not require a cornice	☒	N/A	N/A

Weather Protection Awnings			
Design Criteria	Complies?	Staff Analysis	Staff Recommendation
Provide adequate weather protection over pedestrian walkways and sidewalks as they abut buildings throughout. Awnings and covers shall be a minimum of six feet. Extend canopies further, up to a maximum of eight feet, where permitted.	☒	Both the brown stone and care centers appear to have roof forms covering entry points	Approve

Roofline Modulation			
Design Criteria	Complies?	Staff Analysis	Staff Recommendation
If the continuous roofline exceeds 50 feet in length on a building with a flat, gabled, hipped or similar roof, or on a roofline with slopes of less than three feet vertical to 12 feet horizontal, the following methods shall be used: • The height of the visible roofline must change at least four feet if the adjacent roof segments are less than 50 feet in length. • The height of the visible roofline must change at least eight feet if the adjacent roof segments are 50 feet or more in length. • The length of a sloped or gabled roofline must be at least 20 feet, with a minimum slope of three feet vertical to 12 feet horizontal.	☐	Per applicant: *"All main roofs are 4 ½:12 pitched. Due the distance between the Brownstones and the frequency of the gabled porch entries, the roofline of the main roof is not even visible".* See applicant narrative and elevations.	Board should review with applicant to ensure compliance

STAFF CONCLUSIONS

Board should review materials and provide applicant feedback on compliance with MX-DRO standards, as outlined above.

City of Puyallup
Planning Division
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

Mixed Use Design Review Decision	CITY USE ONLY **Case Number:** PLDR20230034 **DRHPB Meeting Date:** May 18, 2023
NAME OF PROJECT: Wesley Bradley Park - Phase 2	
PROJECT DESCRIPTION: Wesley Bradley Park Phase 2 is the completion of the campus as shown and approved per the Phase 1 construction. Phase 2 consists of a 2-story addition to the existing Lodge building and a second Brownstone building. Both buildings are Senior Use as Nursing home (per PMC 20.55.010 (23)) and Retirement Apartments (per PMC 20.55.010 (10)(a) RM-Core zone). Only the Brownstone building is subject to the MX-DRO review.	

☒ **APPROVED.** Issue the building permit as proposed.

☐ **APPROVED WITH CONDITIONS.** Issue the building permit in accordance with conditions.

☐ **DENIED. Do not** issue the building permit or allow work.

DRHPB Representative Signature

05-22-2023
Date

APPEALS: In accordance with PMC 2.29.080, appeals of board decisions shall be to the hearing examiner. Appeals shall be filed with the city clerk within 10 calendar days after the date of the board's decision. A notice of appeal shall be in writing, signed by the appellant, accompanied by the required appeal fee ($570), and shall contain the following information:

(a) Appellant's name, address and phone number;
(b) A description of standing, as the applicant or applicant's representative authorized to appeal;
(c) Identification of the application and decision which is the subject of the appeal;
(d) A brief statement of grounds for appeal; and
(e) A statement of the relief sought.

FINDINGS OF FACT:

1) The proposal is located within the Mixed-Use Design Review Overlay zone (MX-DRO) and is subject to design review per Puyallup Municipal Code (PMC) section 20.52.002.

2) The DRHPB has the authority to review new development proposals over 4,000 square feet for compliance with the MX-DRO per PMC section 20.52.003.
3) The Care Center Building is not visible from a public street and is exempt per the applicability section of PMC 20.52.002.
4) The DRHPB hereby finds the proposal of the Brownstone structure consistent with the MX-DRO design standards regarding the applicable sections as outlined in the staff report. The development is approved, as proposed.

Design Review & Historic Preservation Board Agenda Item Report

Submitted by: Rachael Brown
Submitting Department: Development & Permitting Services
Meeting Date: April 4, 2024

Subject:

Design Review Application - DDG - 43rd AVE SW DUPLEXES

Presenter:
Rachael Brown, Associate Planner | (253) 770.3363 | rnbrown@puyallupwa.gov

Recommendation:
Review, Approval

Background:

On Thursday, April 4, 2024, the Board will conduct a first review of a new proposal for two duplexes at two abutting lots along 43rd Ave SW near the South Hill Mall. The properties are zoned RM-Core and the Puyallup Municipal Code requires any new building within the subject zone to comply with the Downtown Design Guidelines and receive Design Review and Historic Preservation Board approval. No pre-application meeting was conducted for this project. The proposed duplexes are each two stories with front loaded garages for each unit. Please refer to the attached staff review table and staff report for staff's analysis of the project's compliance with the applicable sections of the Downtown Design Guidelines Document.

ATTACHMENT(S)
A) Staff Report
B) DDG Review Table
C) Application
D) Site Plan
E) Site Plan - 433 43 Ave SW
F) Site Plan - 409 43 Ave SW
G) Revised Front Elevation - 433 43 Ave SW Duplex
H) Revised Front Elevation - 409 43 Ave SW Duplex
I) Elevations - 433 43 Ave SW
J) Elevations - 409 43 Ave SW
K) Architect's Narrative

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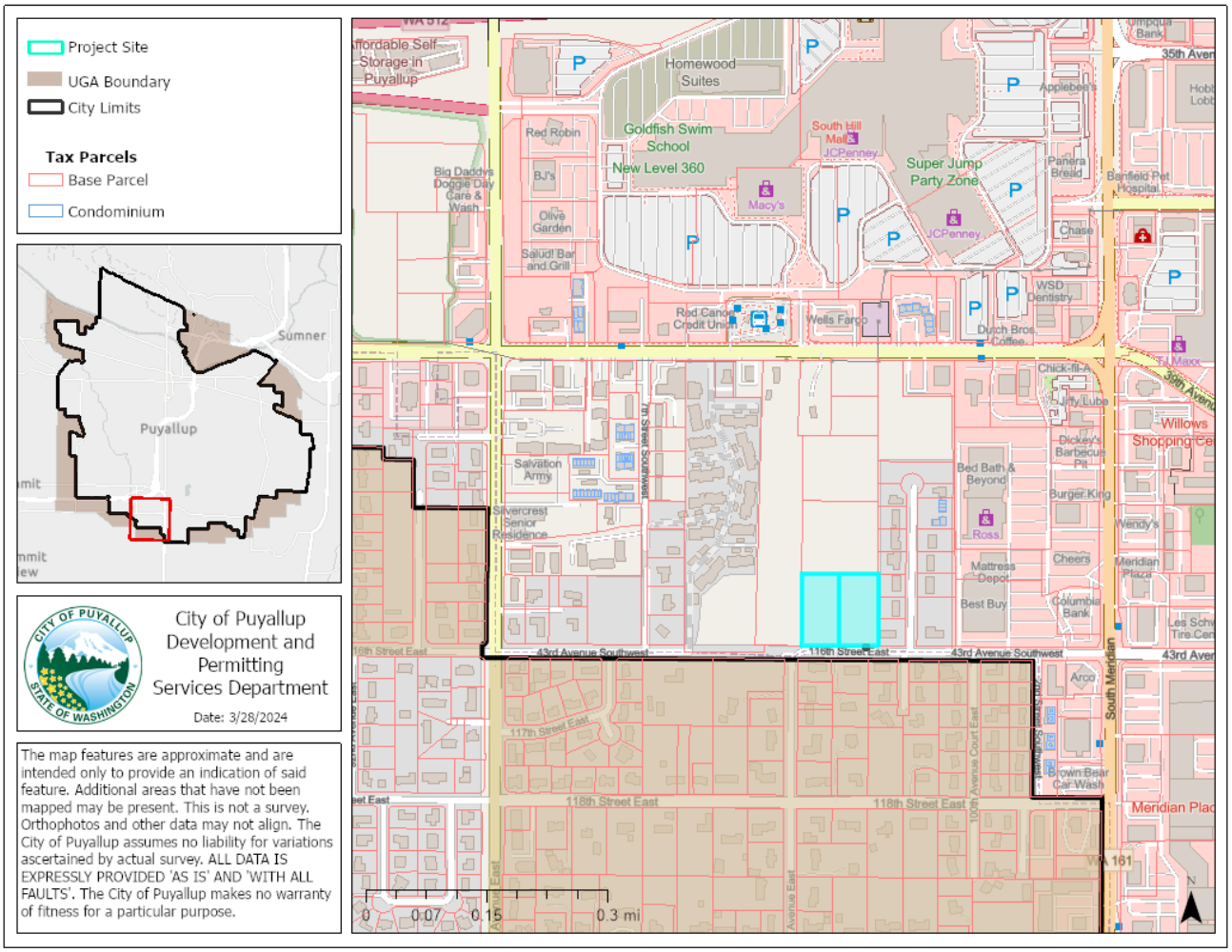
To:	Design Review and Historic Preservation Board
From:	Rachael N. Brown, Associate Planner
RE:	Puyallup Duplex Lot 1 and 2 Project # PLDDG20240023
Date of memo:	March 28, 2024
Date of meeting:	April 04, 2024



PROJECT OVERVIEW	
Case #: PLDDG20240023 **Applicant**: CES NW Inc. **Staff Coordinator**: Rachael N. Brown, Associate Planner **Property Owner**: HC HOMES INC **Parcel ID#**: 0419095003; 0419095022 **Recommendation Options:** 1. **Approve** the request consistent with the staff recommendation; 2. **Approve with conditions**. The Board should outline any specific conditions not already specified by the staff report; 3. **Continue** to a future date to obtain additional information or to further consider information presented. The next available meeting date is April 18th, 2024 or 4. **Deny** the request. This action would not be consistent with the staff recommendation. The Board should provide new findings to support the denial.	**Proposal: two duplexes on two abutting lots (total of four dwelling units)** **Relevant History:** This is a vacant site (two abutting lots) located along 43rd Ave SW. **Summary of Key Issues:** The majority of the two lots are encumbered by a large wetland and buffer area. The wetland area takes up such a large portion of the subject site that, despite the fact that the RM-Core zone allows for a significantly larger multifamily development, only two duplexes where able to be accommodated in the buildable area of this site. **Staff Recommendation:** 1. **Approve** the request consistent with the staff recommendation;

BACKGROUND

The project proposed is for two duplexes on two abutting lots along 43rd Ave SW near the South Hill Mall. This is a vacant site and a duplex is planned be constructed on two abutting lots which will share a driveway which accesses the properties from 43rd. The property is currently zoned RM-core. The site is encumbered by a large wetland on the northern half of the property.

PRE-APPLICATION MEETING

No pre-application meeting was conducted for this project.

APPLICABLE REGULATIONS AND GUIDELINES

Puyallup Municipal Code (PMC) section 2.29.070 (1)(a)(i) requires any new buildings constructed in the RM-Core zone to receive approval from the Design Review and Historic Preservation Board (DRHPB).

The proposed project is subject to the following sections of the city's Downtown Design Guidelines document:

☒Part 1: Introduction
☐Part 2: Significant Buildings
☐Part 3: Building Design – Form & Massing
☒Part 4: Building Design – Façade
☒Part 5: Pedestrian Experience

Please refer to the attached staff review table for staff's analysis of the project's compliance with the applicable sections of the Downtown Design Guidelines Document.

STAFF CONCLUSIONS

The proposed project conforms with the applicable sections of the Downtown Design Guidelines. Due to the small scale of the project, the fact that it is not located near any character structures, and the fact that it is not a commercial building, a majority of the Downtown Design Guidelines are not applicable to the project.

Please note that sheet A-3 of the elevation packet was revised after the design review application was submitted and provided to staff for inclusion with the Board Packet. Please reference the documents labeled 'Revised Front Elevations…" which are also noted as sheet A-3 as the front elevations for the Boards consideration. The remaining sheets in the elevation packets were unaltered.

Staff Recommendation

Approve as proposed

Staff Review Table - PLDDG20240023 - 433 and 409 43RD AVE SW

Part 1. Introduction				
Required	**Section**	**Section text**	**Complies?**	**Analysis/Notes**
Yes	**1.A. Goal**	All Development: Allow flexible, innovative, and varied design approaches through interesting architectural forms for commercial and mixed-use development(s) that will enliven the pedestrian experience. Provide an architectural character that reinforces the ground floor retail activities, historic streetscape environment, and the overall existing character of Puyallup's older building forms. For larger-scale buildings, create an architectural form and character that responds to the smaller, older buildings in Puyallup while allowing additional height and density in the downtown.	**Yes**	Overall, this design meets the intent of the downtown design guidelines. Staff recommends approval with no conditions
Yes	**1.A. Goal**	Multi-family Residential Buildings: Residential projects should have an active and direct link to the pedestrian street system, while maintaining an appropriate transition from public to private space.	**Yes**	The project site is substantially impacted by a very large wetland on the site that has severely impeded the developability of this site. The designers have had to get very creative with how they fit these proposed duplexes onto this site that is actually zoned to allow a huge multi-family apartment complex.
Required	**Section**	**Section text**	**Complies?**	**Analysis/Notes**
	1.B.1.	**Applicability and Requirements**		
Yes		RM-Core (and RM-20 zone if they are located in the downtown planned action area): Any exterior work or new building square footage requiring a building permit may require design review if it meets any of the thresholds in the following sections		
Yes	**1**	New development projects (e.g. commercial, mixed-use, or multi-family residential)		
Part 4. Building Design - Façade				
Required	**Section**	**Section text**	**Complies?**	**Analysis/Notes**
	4.B.1	**Applicability and Requirements**		
Yes	**1**	Required at all new street-facing elevations, and revisions of existing façades, as applicable by section 1.B. For character structures, see Part 2.	**Yes**	Overall, the design meets the intent of Part 4 as proposed
Yes	**2**	A minimum of two strategies are to be used from the list below, including ones defined under Façade Composition, Horizontal Articulation, Modulation, Window Design, Materials and Façade Features.	**Yes**	Overall, the design meets the intent of the two sections selected, Façade Modulation (4.B.4) and Window Glazing and Design (4.B.5)
Yes	**5**	New buildings containing only residential uses shall consider how building entry, unit entries, unit windows and exterior amenities spaces inform the street-facing façade.	**Yes**	
Yes	**(5a)**	Provide defined paths to building entry and/or unit entries from public sidewalk.	**Yes**	A path from each entrance along the proposed driveway leads to the new sidewalk.
Yes	**(5b)**	Ground-floor units whose entry faces a public right-of-way or pedestrian sidewalk, shall have a defined private entrance (e.g. recessed, covered or raised as a stoop).	**Yes**	All units have their own private front portches
Yes	**(5c)**	Units with ground-floor windows or relites facing a public right-of-way shall consider lines of sight and facade design opportunities to enhance unit privacy.	**Yes**	Both buildings are oriented at an angle toward the central access driveway of the site, this will reduce direct lines of site to properties on the opposite side of the street, thus enhancing privacy.
Required	**Section**	**Section text**	**Complies?**	**Analysis/Notes**
Yes	**4.B.4**	**Façade Modulation (Façade scale)**	**Yes**	Overall, the design meets the intent of this section
Yes	**1**	Modulation is defined as the design manipulation of larger building elements, in order to		
Yes	**(1a)**	Reduce scale of large building facades or reinforce a building scale appropriate to the adjacent street frontage and neighboring buildings;	**Yes**	Building bulk is reduced by modulation of garages which are setback from front of house and street.
Yes	**(1b)**	Reinforce the character of a building's mass for form;	**Yes**	Building mass and form is reinforced by creating a mirrored effect which balances the design

Yes	(1c)	Add interest along the street	Yes	Visual interest is added along the street with the addition of architectural detailing to the facades
Yes	2	Consider the use of all or some of the following architectural forms or elements	Yes	
Yes	(2a)	Façade recesses, such as porches or recessed decks or balconies	Yes	front porches are provided for all units
No	(2b)	Façade projections, such as bay windows	Not applicable	
Yes	(2c)	A variety of window sizes	Yes	
No	(2d)	Roof cornice articulation	Not applicable	
Yes	4.B.5	**Window and Glazing Design** Enhance the building façade design with window layout.	Yes	Overall, the design meets the intent of this section
Yes	1	Recommended at all street-facing facades.	Yes	
Yes	2	Create an interesting rhythm and/or pattern of windows. Consider the following strategies:	Yes	
Yes	(2a)	A variety of window sizes and types (e.g. fixed vs. operable)	Yes	
Yes	(2b)	Incorporate individual and/or groupings of windows to create horizontal or vertical articulation	Yes	
Yes	(2c)	Consider recessed windows and/or projecting bay windows to add shadows and texture	Yes	
Yes	(2d)	Consider high-quality detailing, integration of windows with siding and/or trim	Yes	
Part 5. Pedestrian Experience				
Required	**Section**	**Section text**	**Complies?**	**Analysis/Notes**
	5.B.1	**Applicability and Requirements**		
Yes	1	This section applies to all new construction and additions.	Yes	The project appears to be in conformance with Section 5
Yes	4	New buildings with ground-floor residential units:	Yes	See above
Yes	(4a)	Private exterior amenity spaces or yards facing a public right-of-way or sidewalk shall provide a visual buffer using landscaping and/or decorative fencing or trellis to provide a privacy buffer which is still interesting and engaging of the street.	Yes	
Yes	(4b)	Unit windows facing a public right-of-way, shall consider lines of sight and design opportunities to enhance unit privacy as well as pedestrian experience, including i. Changes in elevation so units are not right 'at grade', ii. Outdoor spaces, e.g. porches or patios; iii. Screening, e.g. planters, benches, or trellises; and iv. Landscaping and hardscaping	Yes	
Required	**Section**	**Section text**	**Complies?**	**Analysis/Notes**
Yes	5.B.2	**Wayfinding Elements and Strategies**. Recommended at all street-facing facades.	Yes	Due to the nature of this project, most of the items in this section are not applicable.
	1	Consider some or all of the following strategies:	Yes	
	(1a)	Special building massing forms	Not applicable	
	(1b)	Façade composition	Not applicable	
	(1c)	Weather protection at primary entry	Yes	
	(1d)	Lighting	Not applicable	
	(1e)	Signage	Not applicable	
	2	Use prominent visual/physical form(s) to assist with wayfinding in the urban environment.	Not applicable	
	3	Reinforce larger, important civic spaces and places through the articulation of building forms, elements, and massing.	Not applicable	
	4	Reinforce the horizontal character of abutting structures using cornice and weather protection elements.	Not applicable	

	5	Signage bands or stand-alone signs can be standard flat sign panels or incorporated into a more artistic logo created through the use of sculptural elements (also refer to City of Puyallup Sign Code).	**Not applicable**	
Yes	**5.B.3**	**Ground Level Transparency.** Provide safety and a warm and inviting atmosphere.	**Yes**	Proposal appears to meet the requirements for ground level transparency
	1	Encouraged at new commercial and retail spaces at ground-level street-facing facades on major street frontages.	**Not applicable**	
	2	Encouraged at building entries and doorways for safety and an open and inviting atmosphere	**Yes**	Windows at side of front doorway, and at garage provided.
	3	Provide glazed doorways where appropriate.	**Yes**	Glazed Doorways provided
	4	A minimum of 60% transparency within the pedestrian view plane should be achieved for commercial and/or mixed-use developments.	**Not applicable**	
	5	A minimum of 30% transparency within the pedestrian view plane should be achieved for ground floor residential buildings.	**Yes**	See Sheet A-3
	6	For character structures, see Part 2.	**Not applicable**	
Yes	**5.B.4**	**Building Entries.** Enhance public safety while reducing opportunities for vandalism. Building entries include commercial building entries, residential building entries, garage entries, fire exits, and service/utility access. This strategy is required at all street-facing façades.	**Yes**	Overall, the project meets the intent of this standard
	1	Align primary building entries with pedestrian points of access. Consider transit stops, cross walks, public open spaces, and/or building design (massing and façade) strategies.	**Not applicable**	Project site is impacted by an onsite wetland. Proposed orientation of building is the only viable orientation to the street considering the substantial dimensional constraints of the site.
	2	Avoid locating garage entries and building services (utility and/or trash rooms) along the primary pedestrian façade.	**Not applicable**	Project site is impacted by an onsite wetland. Proposed orientation of building is the only viable orientation to the street considering the substantial dimensional constraints of the site.
	3	Primary building entries and lobbies: a. Provide defined paths to building entry from public sidewalk. b. Consider how façade design, weather protection, lighting, signage, and site design (hardscaping and landscaping) contribute to building entry experience. c. Building entries and lobbies should include high quality materials.	**Yes**	A defined pedestrian path has been provided from the door of each unit closest to the street directly linking it to the new sidewalk. See 'Paved Sidewalk Plan'
	(3a)	Provide defined paths to building entry from public sidewalk.	**Yes**	A defined pedestrian path has been provided from the door of each unit closest to the street directly linking it to the new sidewalk. See 'Paved Sidewalk Plan'
	(3b)	Consider how façade design, weather protection, lighting, signage, and site design (hardscaping and landscaping) contribute to building entry experience.	**Yes**	
	(3c)	Building entries and lobbies should include high quality materials.	**Not applicable**	Project is not required to include high quality material in the design due to the small design scale.
	4	Residential unit (or building) entries should provide a visual transition from the sidewalk including:		
	(4a)	Changes in elevation, e.g. stoops;	**Not applicable**	
	(4b)	Outdoor spaces, e.g. porches or patios	**Yes**	A front porch is provided for each unit
	(4c)	Screening, e.g. planters, benches, or trellises;	**Not applicable**	
	(4d)	Landscaping and hardscaping	**Not applicable**	
	5	Provide screens, rolling doors, or other devices to reduce or eliminate small recessed/sheltered areas at non-public doorways where loitering and/or vandalism could occur.	**Not applicable**	

	6	Incorporate Crime Prevention Through Environmental Design (CPTED) principles in the design of a building's ground level and surrounding site areas. Principles include: "Eyes on the street" for public surveillance, direct sight lines to building or garage entries, use of glazing in stairs and elevators, use of a variety of pedestrian and building lighting, minimize physical obstructions (over 30 inches tall or wide), eliminate dark garage or doorway refuge areas, and/or provide clean and inviting public spaces.	**Not applicable**	
Yes	**5.B.6**	**Lighting** 1. Provide lighting to create an inviting and safe pedestrian environment.	**Yes**	The project meets the intent of this standard
	5.B.8	**Blank Wall Treatment – Street Facing Facades.** Improve the pedestrian experience by reducing the visual impact of blank walls through the use of embellishment, particularly along sidewalks.	**Yes**	The project meets the intent of this standard
	1	Avoid blank walls along sidewalks and pedestrian areas.	**Yes**	
Yes	**2**	Incorporate multiple materials and a varied layout within any facades containing walls without modulation over 30 feet in length or 400 square feet in area to create visual interest, choose one:	**Yes**	The façade does contain a wall plane that is more than 30ft in length (the two side by side garages)
Yes	**(2a)**	Variety of material types (2 minimum), color, texture and/or accents. Accent materials must cover a minimum of 20% of the area of the wall and may include glazing, relief artwork, or painted murals	**Yes**	The design incorporates numerous building material textures and accent pieces that create visual interest through the façade and reduce any blank walls that might have existed otherwise.
No	**(2b)**	Painted murals for firewalls or party walls	**Not applicable**	
No	**(2c)**	Vine wall or evergreen screen contained within a 3 feet minimum width planting bed. Metal or wood vine structure (trellis or wire/vine system) should be at least 7 feet high placed every 10 feet on center along length of wall. Each bed must be irrigated and planted with climbing vines and groundcovers sufficient to cover the trellis within three (3) years.	**Not applicable**	

Downtown Design Review

City of Puyallup
Development & Permitting Services
333 S. Meridian
Puyallup, WA 98371
Phone: 253-864-4165
www.cityofpuyallup.org

Please use this form to apply for design review of projects located within the CBD, CBD-Core, RM-Core zones, or RM-20 zone within the Downtown Planned Action Area zones. Design review is required for new buildings and may be required for exterior alteration, redevelopment or addition to existing buildings. Please reference Puyallup Municipal Code Section 20.26.050 and Downtown Design Guidelines (DDG) Part I – Section I.B.1. for applicability and exemptions. The DDG document is available for download on the Planning Services webpage of the city's website: www.cityofpuyallup.org.

If you have any questions, please contact the Development Services Center at (253) 864-4165. Please note that incomplete application packets may cause a delay in the review of your application.

Submittal Checklist:

1 electronic copy of entire submittal package which includes:

- [x] 1 copy of completed application form, signed
- [x] 1 copy of vicinity map
- [x] 1 copy of project site plan
- [x] 1 copy of elevation drawings
- [NA] 1 copy of project landscape plan (if applicable)
- [x] Written Narrative from project architect

Application Fee:

- [ ] Small Project: $65.00 *(awnings only)*
- [ ] Medium Project: $130.00 *(façade changes to existing structure)*
- [ ] Large Project: $260.00 *(new buildings)*

Rev: 7/2020

APPLICATION INFORMATION

Site Information

Parcel Number	0419095022 0419095003 0419095004
Street Address	409 & 433 43rd Avenue SW

Applicant Information

Name	C.E.S. NW Inc.				
Street Address	429 29th Street NE, Suite D				
City	Puyallup	State	WA	Zip	98372
Phone	253-848-4282	E-mail	cdeaver@cesnwinc.com		

Owner Information

Name	HC Homes Inc.				
Street Address	PO Box 7707				
City	Bonney Lake	State	WA	Zip	98391
Phone	253-218-0351	E-mail	roger@hchomesinc.com		

Nature of Request (please be specific)

Downtown design review for 2 Duplexes located in the RM-Core zoning.

SUBMITTAL REQUIREMENTS

The following items must be included in submittal of this application:

- [x] Completed application form, signed and dated.
- [x] A vicinity map no larger than 8 ½" X 11", indicating all structures on the property and within 200 feet in each direction of the subject property and noting any properties containing known Character Structures or Historic Buildings (see page 4 DDG document).
- [x] 8 ½" X 11" site plan, dimensioned, drawn to scale and including the following items:
  - The boundaries of the property
  - Dimensions of property and square footage of property
  - Location of existing and proposed structures indicating setback distances from property lines and square footage of each structure
  - Parking area
  - North Arrow
- [x] Elevation drawings detailing of design elements:
  - Scaled drawing with a scale bar shown on each page
  - The type of exterior materials and Color (where applicable)
  - Exterior finishes for buildings and accessory structures
  - Elevation detailing of entrances and windows
  - Elevation details of exterior lighting also including the type, style and model of exterior lighting fixtures (where applicable)
  - Detailing of roof design, to include information regarding pitch and length
  - Other information as needed
- [NA] A landscape plan, if applicable to the design guidelines review, detailing:
  - Scaled drawing with a scale bar shown on each page
  - The existing vegetation to be retained and/or proposed vegetation to be installed.
- [x] A written narrative from the project architect outlining in point-by-point detail compliance with all applicable design standards that apply to the project scope. See page 9 of the DDGs for general guidance on chapters required based on project type. Each chapter includes an applicability and minimum requirements section at the beginning of the chapter.

SITE INFORMATION

Zoning Designation:	Building Square Footage:	Date of Original Construction:
RM-Core	3728sf x 2 buildings	N/A-New construction

PROJECT TYPE & APPLICABILITY

Please select all the project type and chapter(s) of the DDG document that apply to the proposed project.

CBD and CBD-Core Zones

- [ ] New development
- [ ] Exterior alteration, redevelopment or addition to existing building

RM-Core & RM-20* Zone

**Guidelines apply to RM-20 zoned properties located in the Downtown Planned Action Area only*

- [x] New development
- [ ] Exterior alteration, redevelopment or addition to existing building

Downtown Design Guidelines

Chapters applicable to the project

- [x] Part 1: Introduction
- [ ] Part 2: Significant Buildings
- [x] Part 3: Building Design – Form & Massing
- [x] Part 4: Building Design – Façade
- [x] Part 5: Pedestrian Experience

CERTIFICATION

Contractor's affidavit: I hereby make application for a sign permit and certify that our business is registered as a contractor with the state of Washington and that all work shall be performed in accordance with all codes and ordinances of the city of Puyallup.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not.

By leaving the contractor information section blank, I hereby certify further that contractors (general or subcontractors) will not be hired to perform any work in association with this permit. I also certify that if I do choose to hire a contractor (general or subcontractor) I will only hire those contractors that are licensed by the state of Washington.

Signature of Property Owner: Roger Hebert Date 2/16/24

Signature of Applicant: Date: 2/16/24

PUYALLUP DUPLEX

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 34, TWP. 20 N., RGE. 4 E., WILLAMETTE MERIDIAN, CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

20 0 10 20 40
1 inch = 20 feet.

SITE ADDRESS

409 AND 433 43RD AVE SW
PUYALLUP, WA 98373

PARCEL NUMBER

0419095003
0419095022

LEGAL DESCRIPTION

LOT 3 OF SHORT PLAT 79-557
EASE OF RECORD OUT OF 1-900
& 1-053 SEG M-1448

OWNER

HC HOMES INC.
20921 SNAG ISLAND DR.
LAKE TAPPS, WA. 98391

UTILITIES

WATER:	FRUITLAND WATER
SEWER:	SEPTIC
POWER:	PUGET SOUND ENERGY
GAS:	PUGET SOUND ENERGY
COMMUNICATIONS:	COMCAST / LUMEN

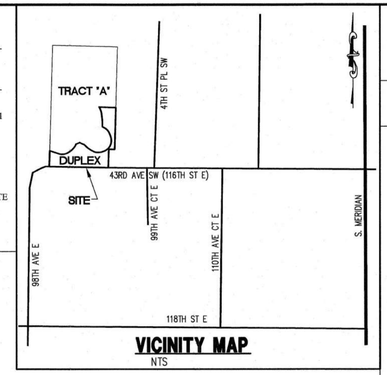
PLAN VIEW CALLOUTS

1. STA:10+69.00
   INSTALL TYPE III BARRICADE AT END OF SIDEWALK PER DETAIL ON SHEET OS2
2. STA:10+70.00, 25' (L)
   BEGIN 5' WIDE PAVED SIDEWALK
3. PER CITY OF PUYALLUP ADD CLEANOUT IN 8" PERFORATED PIPE OF INTERCEPTOR TRENCH. MINIMUM SPACING BETWEEN STRUCTURES IS 100'.
4. PROVIDE SMOOTH TRANSITION TO DRIVEWAY APPROACH CONSTRUCTED PER APPROVED PUYALLUP DUPLEX – LOT 1 AND LOT 2 PLANS (TYP)
5. DRIVEWAY APPROACH CONSTRUCTED PER APPROVED PUYALLUP DUPLEX – LOT 1 AND LOT 2 PLANS
6. 5' WIDE ASPHALT PAVED SIDEWALK PER DETAIL 2 SHEET OS1
7. STA:13+82.00±, 25' (L)
   END 5' WIDE PAVED SIDEWALK. MEET AND MATCH EXISTING DRIVEWAY GRADES.
8. PRIVATE STORM DRAINAGE EASEMENT RECORDED UNDER SHORT PLAT AMENDMENT PLSHP20220104

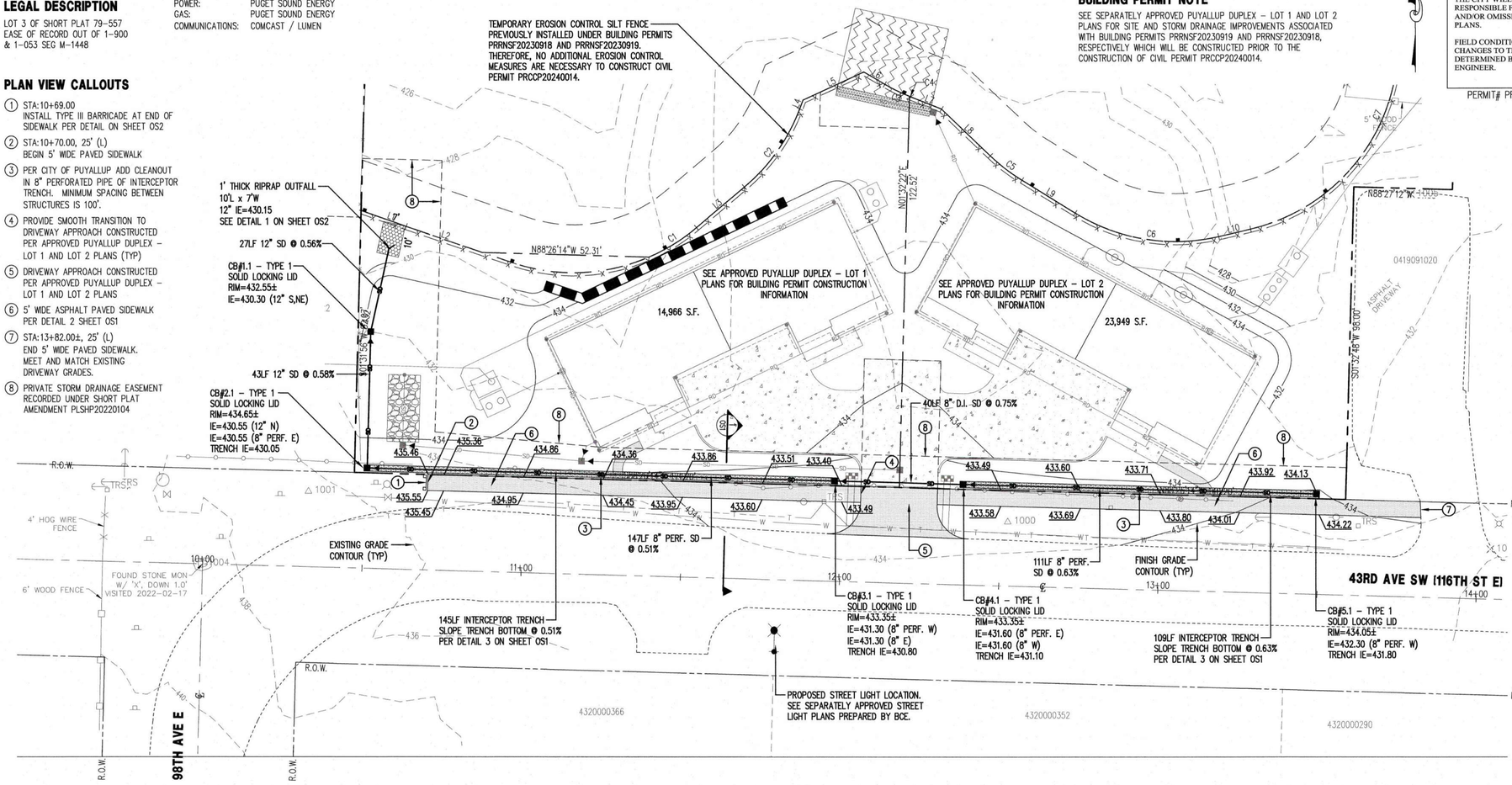
BUILDING PERMIT NOTE

SEE SEPARATELY APPROVED PUYALLUP DUPLEX – LOT 1 AND LOT 2 PLANS FOR SITE AND STORM DRAINAGE IMPROVEMENTS ASSOCIATED WITH BUILDING PERMITS PRRNSF20230919 AND PRRNSF20230918, RESPECTIVELY WHICH WILL BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF CIVIL PERMIT PRCCP20240014.

APPROVED
BY _____ CITY OF PUYALLUP ENGINEERING SERVICES
DATE _____
NOTE:
THIS APPROVAL IS VOID AFTER 1 YEAR FROM APPROVAL DATE.
THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.
FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE CITY ENGINEER.
PERMIT# PRCCP20240014



VICINITY MAP
NTS

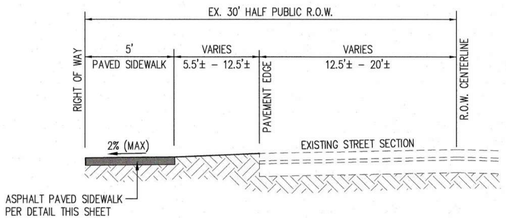


LEGEND

EXISTING	DESCRIPTION	PROPOSED
	CENTER LINE	
	PROPERTY LINE	
	RIGHT OF WAY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
-o-o-o-	CHAIN LINK FENCE	
-□-□-□-	WOOD FENCE	
	EDGE OF PAVEMENT	
100	CONTOURS	
	STREET SIGN	
□	STORM DRAIN CATCH BASIN	■
	STORM DRAIN CLEANOUT	•
	STORM DRAIN LINE	SD
	ROOF DRAIN LINE	RD
	FIRE HYDRANT	
	WATER VALVE	
W	WATER METER	
	THRUST BLOCKING	
W	WATER MAIN	W
	LUMINAIRE	
OP	OVER HEAD POWER	
	POWER/UTILITY POLE	
	GUY WIRE	
P	POWER VAULT	
G	GAS MAIN	
G	GAS VALVE	
T	TELEPHONE LINE	
T	TELEPHONE RISER	
P	MAIL BOX	
	ASPHALT CONCRETE	
	CEMENT CONCRETE	

CONSTRUCTION SEQUENCE

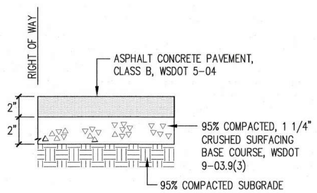
1. THE CONTRACTOR IS TO REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY'S INSPECTOR.
2. CLEARLY STAKE, FLAG OR FENCE CLEARING LIMITS/WORK AREA. NO WORK SHALL BE PERFORMED OUTSIDE THESE LIMITS WITHOUT PRIOR APPROVAL FROM THE CITY OF PUYALLUP.
3. PRIOR TO STARTING SITE WORK, REQUEST AN INSPECTION FOR EROSION AND SEDIMENT CONTROL, BY USING THE CITYVIEW ONLINE PERMIT PORTAL FOR SCHEDULING. CONTRACTOR MUST BE A PORTAL USER TO REQUEST INSPECTIONS.
4. PROVIDE SILT FENCING AS SHOWN ON THE APPROVED LOT 1 AND LOT 2 BUILDING PERMIT PLANS.
5. CONSTRUCT INTERCEPTOR TRENCH AS SHOWN ON APPROVED PLANS.
6. CONSTRUCT SIDEWALK AS SHOWN ON THE APPROVED PLANS.
7. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
8. SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
9. REQUEST FINAL INSPECTIONS ONLINE. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPS IF APPROPRIATE.



NOTE

INSTALL ASPHALT PAVED SIDEWALK PER PLAN VIEW FINISH GRADES. RE-GRADE EXISTING SHOULDER TO PROVIDE SMOOTH TRANSITION FROM EXISTING PAVEMENT EDGE TO FRONT OF PROPOSED SIDEWALK. SIDEWALK SHALL BE INSTALLED AFTER ONSITE IMPROVEMENTS AND UTILITIES HAVE BEEN CONSTRUCTED. SEE APPROVED PUYALLUP DUPLEX – LOT 1 AND LOT 2 PLANS.

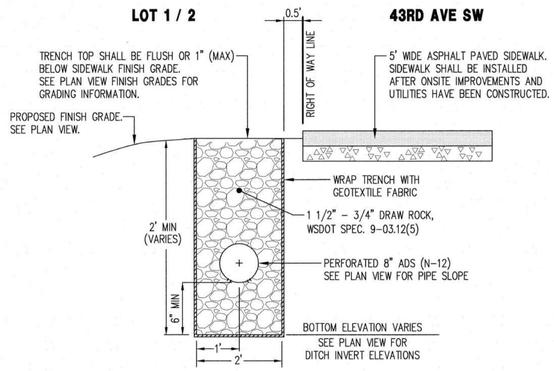
1 43RD AVENUE SW
HALF-STREET FRONTAGE IMPROVEMENTS N.T.S.



NOTE

1. DEPTHS ARE COMPACTED THICKNESS.

2 5' WIDE SIDEWALK SECTION
N.T.S.



3 INTERCEPTOR TRENCH
N.T.S.

EROSION CONTROL NOTES

THE APPLICANT SHALL REQUEST A SEDIMENT CONTROL AND EROSION INSPECTION WITH A CITY ENGINEERING INSPECTOR THROUGH THE CITYVIEW PORTAL AT LEAST 48 HOURS IN ADVANCE OF JOB START. SEE CITY STANDARDS 02.03.02 & 05.02.01.

ALL METHODS OUTLINED IN THE APPROVED STORMWATER REPORT DATED DECEMBER 2023 MUST BE FOLLOWED IN REGARDS TO EROSION AND SEDIMENTATION CONTROL.

ALL APPROPRIATE TEMPORARY EROSION CONTROL MEASURES WILL BE INSTALLED AS PART OF CONSTRUCTION ASSOCIATED WITH BUILDING PERMITS PRRNSF20230919 AND PRRNSF20230918, RESPECTIVELY. THEREFORE, NO ADDITIONAL EROSION CONTROL MEASURES ARE NECESSARY FOR CONSTRUCTION OF CIVIL PERMIT PRCCP20240014.

STREET LIGHT INSTALLATION NOTE

SEE SEPARATELY APPROVED PUYALLUP DUPLEX STREET LIGHTING PLANS (E1.1–E1.3) PREPARED BY BCE ENGINEERS, INC. FOR STREET LIGHT INSTALLATION INFORMATION.

SHEET INDEX

OS1 PAVED SIDEWALK PLAN
OS2 NOTES & DETAILS

CALL 48 HOURS BEFORE YOU DIG DIAL 811

FREDERICK R. BROWN
STATE OF WASHINGTON
33710
REGISTERED
PROFESSIONAL ENGINEER
3-26-2024

No.	Revision:	Int.	Date:

C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING
429 – 29TH ST. NE, SUITE D
PUYALLUP, WA 98372
PH: (253) 848-4282
ceservices@cesnwinc.com

Project: **PUYALLUP DUPLEX**
PAVED SIDEWALK PLAN

Client: HC HOMES INC.
P.O. BOX 7707, BONNEY LAKE, WA 98391

Designed: ENO
Drawn: MRL
Checked: ENO

Scale: 1"=20'
Date: 3/26/2024
Job No.: 20069

Sheet No.: **OS1**
1 of 2 Sheets

PUYALLUP DUPLEX - LOT 1

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 34, TWP. 20 N., RGE. 4 E., WILLAMETTE MERIDIAN, CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

SITE ADDRESS

433 43RD AVE SW
PUYALLUP, WA 98373

PARCEL NUMBER

0419095003

LEGAL DESCRIPTION

LOT 3 OF SHORT PLAT 79-557
EASE OF RECORD OUT OF 1-900
& 1-053 SEG M-1448

OWNER

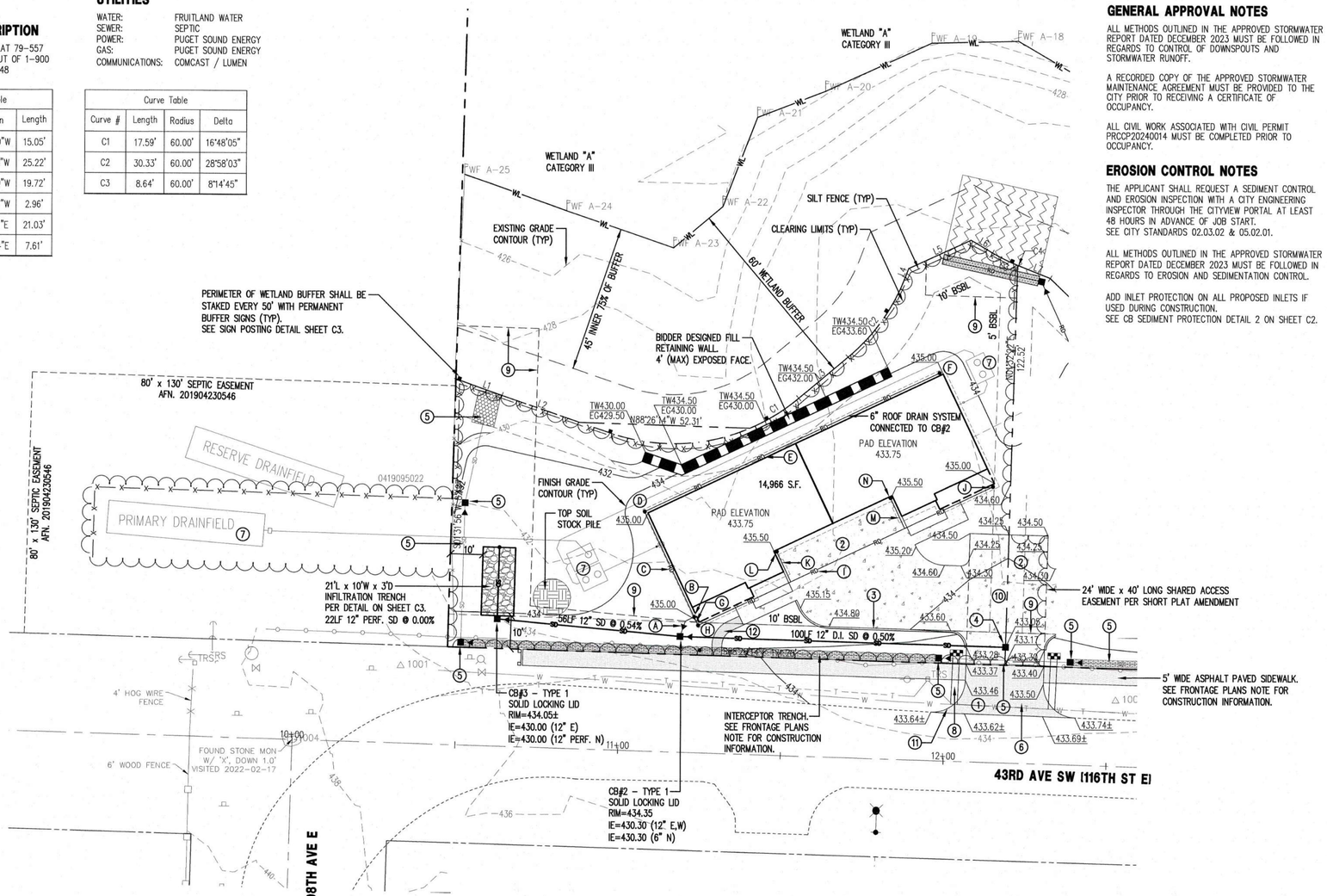
HC HOMES INC.
20921 SNAG ISLAND DR.
LAKE TAPPS, WA. 98391

UTILITIES

WATER:	FRUITLAND WATER
SEWER:	SEPTIC
POWER:	PUGET SOUND ENERGY
GAS:	PUGET SOUND ENERGY
COMMUNICATIONS:	COMCAST / LUMEN

Line Table		
Line #	Direction	Length
L1	N70°37'29"W	15.05'
L2	N71°13'24"W	25.22'
L3	S49°52'29"W	19.72'
L4	S20°54'27"W	2.96'
L5	N65°18'51"E	21.03'
L6	S59°44'44"E	7.61'

Curve Table			
Curve #	Length	Radius	Delta
C1	17.59'	60.00'	16°48'05"
C2	30.33'	60.00'	28°58'03"
C3	8.64'	60.00'	8°14'45"



20 0 10 20 40
1 inch = 20 feet.

GENERAL APPROVAL NOTES

ALL METHODS OUTLINED IN THE APPROVED STORMWATER REPORT DATED DECEMBER 2023 MUST BE FOLLOWED IN REGARDS TO CONTROL OF DOWNSPOUTS AND STORMWATER RUNOFF.

A RECORDED COPY OF THE APPROVED STORMWATER MAINTENANCE AGREEMENT MUST BE PROVIDED TO THE CITY PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

ALL CIVIL WORK ASSOCIATED WITH CIVIL PERMIT PRCCP20240014 MUST BE COMPLETED PRIOR TO OCCUPANCY.

EROSION CONTROL NOTES

THE APPLICANT SHALL REQUEST A SEDIMENT CONTROL AND EROSION INSPECTION WITH A CITY ENGINEERING INSPECTOR THROUGH THE CITYVIEW PORTAL AT LEAST 48 HOURS IN ADVANCE OF JOB START.
SEE CITY STANDARDS 02.03.02 & 05.02.01.

ALL METHODS OUTLINED IN THE APPROVED STORMWATER REPORT DATED DECEMBER 2023 MUST BE FOLLOWED IN REGARDS TO EROSION AND SEDIMENTATION CONTROL.

ADD INLET PROTECTION ON ALL PROPOSED INLETS IF USED DURING CONSTRUCTION.
SEE CB SEDIMENT PROTECTION DETAIL 2 ON SHEET C2.

APPROVED

BY _____
CITY OF PUYALLUP
ENGINEERING SERVICES

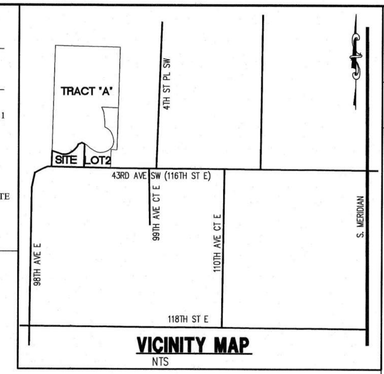
DATE _____

NOTE:
THIS APPROVAL IS VOID AFTER 1 YEAR FROM APPROVAL DATE.

THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.

FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE CITY ENGINEER.

PERMIT# PRRNSF20230919



VICINITY MAP
NTS

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	CENTER LINE	
	PROPERTY LINE	
	RIGHT OF WAY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
-o-o-o-	CHAIN LINK FENCE	
-□-□-□-	WOOD FENCE	
	EDGE OF PAVEMENT	
300	CONTOURS	300
	STREET SIGN	
	STORM DRAIN CATCH BASIN	
	STORM DRAIN CLEANOUT	
	STORM DRAIN LINE	SD
	ROOF DRAIN LINE	RD
	FIRE HYDRANT	
	WATER VALVE	
W	WATER METER	
	THRUST BLOCKING	
W	WATER MAIN	W
	LUMINAIRE	
OP	OVER HEAD POWER	
	POWER/UTILITY POLE	
	GUY WIRE	
P	POWER VAULT	
G	GAS MAIN	
	GAS VALVE	
T	TELEPHONE LINE	
T	TELEPHONE RISER	
P	MAIL BOX	
	ASPHALT CONCRETE	
	CEMENT CONCRETE	
	CLEARING LIMITS	
	SILT FENCE	
	WETLAND	WL

No.	Revision:	Int.	Date:

FREDERICK B. BROWN
STATE OF WASHINGTON
23710
REGISTERED
PROFESSIONAL ENGINEER
3-26-2024

CONSTRUCTION SEQUENCE

1. THE CONTRACTOR IS TO REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY'S INSPECTOR.
2. CLEARLY STAKE, FLAG OR FENCE CLEARING LIMITS/WORK AREA. NO WORK SHALL BE PERFORMED OUTSIDE THESE LIMITS WITHOUT PRIOR APPROVAL FROM THE CITY OF PUYALLUP.
3. PRIOR TO STARTING SITE WORK, REQUEST AN INSPECTION FOR EROSION AND SEDIMENT CONTROL, BY USING THE CITYVIEW ONLINE PERMIT PORTAL FOR SCHEDULING. CONTRACTOR MUST BE A PORTAL USER TO REQUEST INSPECTIONS.
4. PROVIDE SILT FENCING AS SHOWN ON THE APPROVED PLANS
5. GRADE SITE AS SHOWN ON THE APPROVED PLANS.
6. CONSTRUCT THE DUPLEX FOUNDATION, SEPTIC, AND WATER SERVICE.
7. CONSTRUCT THE DISPERSAL TRENCHES AND CLOSED CONVEYANCE SYSTEM.
8. PAVE THE DRIVEWAY AND AMEND THE LANDSCAPE AND LAWN AREAS WITH SOIL AMENDMENTS.
9. AMEND SOILS PER CS 01.02.08A ON SHEET C2.
10. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH CITY OF PUYALLUP AND DEPARTMENT OF ECOLOGY EROSION AND SEDIMENT CONTROL STANDARDS.
11. COVER ALL AREAS, INCLUDING STOCKPILES, THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, PLASTIC SHEETING OR EQUIVALENT.
12. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
13. SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
14. REQUEST FINAL INSPECTIONS ONLINE. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPS IF APPROPRIATE.

CALL 48 HOURS BEFORE YOU DIG DIAL 811

PLAN VIEW CALLOUTS

1. ASPHALT PAVEMENT DRIVEWAY APPROACH PER DETAIL ON SHEET C3
2. CEMENT CONCRETE DRIVEWAY APRON PER DETAIL ON SHEET C3
3. CEMENT CONCRETE VERTICAL CURB PER DETAIL ON SHEET C3
4. CB#1 - TYPE 1 RIM=433.05 IE=430.80 (12" W)
5. SEE FRONTAGE PLANS NOTE FOR CONSTRUCTION INFORMATION.
6. SEE RESIDENTIAL TEMPORARY CONSTRUCTION ENTRANCE DETAIL ON SHEET C2. REMOVE CONSTRUCTION ENTRANCE AS NECESSARY TO CONSTRUCT PROPOSED ASPHALT PAVEMENT DRIVEWAY APPROACH.
7. SEPTIC SYSTEM UNDER SEPARATE PERMIT
8. WATER SERVICES AND METERS INSTALLED UNDER SEPARATE PERMIT WITH FRUITLAND MUTUAL WATER COMPANY
9. PRIVATE STORM DRAINAGE EASEMENT RECORDED UNDER SHORT PLAT AMENDMENT PLSHP20220104
10. PROPOSED FINISH GRADE SPOT ELEVATIONS CREATES AN INVERTED CROWN FOR THE PROPOSED 24' WIDE x 40' LONG SHARED ACCESS WHICH PROVIDES POSITIVE DRAINAGE FOR THE CONTRIBUTING DRIVEWAYS AND LANDSCAPE AREAS TO CB#1
11. RADIUS = 10' (TYP)
12. 3' WIDE ASPHALT PAVEMENT PRIVATE SIDEWALK CONNECTING UNIT TO PUBLIC SIDEWALK. SIDEWALK SHALL MEET ALL ADA SLOPE REQUIREMENTS.

ROOF DRAIN CALLOUTS

- (A) 8LF 6" SD @ 10.00%
- (B) STORM DRAIN CLEANOUT#1 (SDCO#1) RIM=435.00 IE=431.10
- (C) 36LF 6" SD @ 5.28%
- (D) SDCO#2 RIM=435.00 IE=433.00
- (E) 100LF 6" SD @ 0.50%
- (F) SDCO#3 RIM=435.00 IE=433.50
- (G) 3LF 6" SD @ 5.00%
- (H) SDCO#4 RIM=435.00 IE=431.25
- (I) 100LF 6" SD @ 2.25%
- (J) SDCO#5 RIM=435.00 IE=433.50
- (K) 10LF 6" SD @ 15.40%±
- (L) SDCO#6 RIM=435.00 IE=433.50
- (M) 10LF 6" SD @ 6.70%±
- (N) SDCO#7 RIM=435.00 IE=433.50

FRONTAGE PLANS NOTE

SEE APPROVED FRONTAGE PLANS OS1-OS2 FOR CONSTRUCTION INFORMATION RELATED TO INTERCEPTOR TRENCH STORM DRAINAGE SYSTEM AND 5' WIDE ASPHALT PAVED SIDEWALK. SIDEWALK SHALL BE INSTALLED AFTER ONSITE IMPROVEMENTS AND UTILITIES HAVE BEEN CONSTRUCTED.

PAD ELEVATION NOTE

PAD ELEVATIONS ARE BASED ON THE FOLLOWING FINISH GRADE ASSUMPTIONS.
EXAMPLE:
PAD ELEVATION = 100.00
FOOTING GRADE = 99.50
TOP OF FOUNDATION = 102.00
GARAGE FINISH GRADE = 101.75
FINISH GRADE BACKFILL = 101.25
PRIOR TO CONSTRUCTION CONTRACTOR SHALL CONFIRM ASSUMPTIONS WITH PROJECT OWNER.

SOIL AMENDMENT NOTE

ALL DISTURBED AREAS THAT WILL BE YARDS OR LANDSCAPING SHALL HAVE THEIR SOILS AMENDED PER CITY STANDARD DETAIL 01.02.08A ON SHEET C2.

FLOODPLAIN NOTE

PER FEMA FIRM MAP 53053C0343E THE PARCELS AND ALL PROPOSED IMPROVEMENTS ARE LOCATED WITHIN ZONE X, WHICH IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM THE 100-YEAR FLOOD.

LOT STATISTICS

EXISTING ZONING:	RM-CORE
LOT AREA:	14,775 SF
PROP. FOOTPRINT:	3,050 SF
COV'D PORCH/PATIO:	184 SF
DRIVEWAY/CONC.:	2,168 SF
TOTAL ROOF AREA:	3,639 SF
CLEARING LIMIT AREA:	14,200 SF

GRADING QUANTITIES

CUT: 750 CY
FILL: 750 CY
NET: 0 CY
NOTE: CONTRACTOR SHALL INDEPENDENTLY VERIFY THESE QUANTITIES. THEY ARE FOR PLANNING PURPOSES ONLY.

SHEET INDEX

C1 GRADING, STORM, & TESC PLAN
C2 TESC - NOTES & DETAILS
C3 NOTES & DETAILS

C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING
429 - 29TH ST. NE, SUITE D
PUYALLUP, WA 98372
PH: (253) 848-4282
cesservices@cesnwinc.com

Project: PUYALLUP DUPLEX - LOT 1
GRADING, STORM, & TESC PLAN

Client: HC HOMES INC.
P.O. BOX 7707, BONNEY LAKE, WA 98391

Designed:	ENO
Drawn:	MRL
Checked:	ENO
Scale:	1"=20'
Date:	3/26/2024
Job No.:	20069

Sheet No.: **C1**
1 of 3 Sheets

PUYALLUP DUPLEX - LOT 2

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 34, TWP. 20 N., RGE. 4 E., WILLAMETTE MERIDIAN, CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

SITE ADDRESS

409 43RD AVE SW
PUYALLUP, WA 98373

PARCEL NUMBER

0419095022

LEGAL DESCRIPTION

LOT 1 & 2 OF SP 79-557 EASE OF REC APPROVED COMB BY CITY OF PUYALLUP PLAN DEPT 04/16/19 COMB OF 04-19-09-5-001 & 5-002 SEG 2019-0406.

OWNER

HC HOMES INC.
20921 SNAG ISLAND DR.
LAKE TAPPS, WA. 98391

UTILITIES

WATER:	FRUITLAND WATER
SEWER:	SEPTIC
POWER:	PUGET SOUND ENERGY
GAS:	PUGET SOUND ENERGY
COMMUNICATIONS:	COMCAST / LUMEN

Line Table		
Line #	Direction	Length
L7	S68°19'55"E	10.44'
L8	S46°23'50"E	21.15'
L9	S58°20'18"E	19.65'
L10	N76°54'46"E	10.31'
L11	N19°01'54"W	17.43'
L12	N64°33'08"W	8.40'
L13	N00°11'44"E	27.98'
L14	S07°39'05"E	37.74'
L15	S28°36'05"E	10.25'
L16	S88°29'56"E	87.65'

Curve Table			
Curve #	Length	Radius	Delta
C4	0.36'	60.00'	0°20'26"
C5	12.50'	60.00'	11°56'28"
C6	46.86'	60.00'	44°44'56"
C7	100.47'	60.00'	95°56'41"
C8	47.67'	60.00'	45°31'13"
C9	8.22'	60.00'	7°50'49"
C10	21.94'	60.00'	20°57'00"

GENERAL APPROVAL NOTES

ALL METHODS OUTLINED IN THE APPROVED STORMWATER REPORT DATED DECEMBER 2023 MUST BE FOLLOWED IN REGARDS TO CONTROL OF DOWNSPOUTS AND STORMWATER RUNOFF.

A RECORDED COPY OF THE APPROVED STORMWATER MAINTENANCE AGREEMENT MUST BE PROVIDED TO THE CITY PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

ALL CIVIL WORK ASSOCIATED WITH CIVIL PERMIT PRCCP20240014 MUST BE COMPLETED PRIOR TO OCCUPANCY.

EROSION CONTROL NOTES

THE APPLICANT SHALL REQUEST A SEDIMENT CONTROL AND EROSION INSPECTION WITH A CITY ENGINEERING INSPECTOR THROUGH THE CITYVIEW PORTAL AT LEAST 48 HOURS IN ADVANCE OF JOB START.
SEE CITY STANDARDS 02.03.02 & 05.02.01.

ALL METHODS OUTLINED IN THE APPROVED STORMWATER REPORT DATED DECEMBER 2023 MUST BE FOLLOWED IN REGARDS TO EROSION AND SEDIMENTATION CONTROL.

ADD INLET PROTECTION ON ALL PROPOSED INLETS IF USED DURING CONSTRUCTION.
SEE CB SEDIMENT PROTECTION DETAIL 2 ON SHEET C2.

PLAN VIEW CALLOUTS

1. ASPHALT PAVEMENT DRIVEWAY APPROACH PER DETAIL ON SHEET C3
2. CEMENT CONCRETE DRIVEWAY APRON PER DETAIL ON SHEET C3
3. CEMENT CONCRETE VERTICAL CURB PER DETAIL ON SHEET C3
4. CB#1 – TYPE 1
   RIM=433.05
   IE=430.80 (12" W)
5. CONNECTS TO CB#2 SEE PUYALLUP DUPLEX – LOT 1 FOR CONTINUATION OF STORM DRAINAGE SYSTEM
6. SEE FRONTAGE PLANS NOTE FOR CONSTRUCTION INFORMATION
7. SEE RESIDENTIAL TEMPORARY CONSTRUCTION ENTRANCE DETAIL ON SHEET C2. REMOVE CONSTRUCTION ENTRANCE AS NECESSARY TO CONSTRUCT PROPOSED ASPHALT PAVEMENT DRIVEWAY APPROACH.
8. SEPTIC SYSTEM UNDER SEPARATE PERMIT
9. WATER SERVICES AND METERS INSTALLED UNDER SEPARATE PERMIT WITH FRUITLAND MUTUAL WATER COMPANY
10. PRIVATE STORM DRAINAGE EASEMENT RECORDED UNDER SHORT PLAT AMENDMENT PLSHP20220104
11. PROPOSED FINISH GRADE SPOT ELEVATIONS CREATES AN INVERTED CROWN FOR THE PROPOSED 24' WIDE x 40' LONG SHARED ACCESS WHICH PROVIDES POSITIVE DRAINAGE FOR THE CONTRIBUTING DRIVEWAYS AND LANDSCAPE AREAS TO CB#1
12. RADIUS = 10' (TYP)
13. 3' WIDE ASPHALT PAVEMENT PRIVATE SIDEWALK CONNECTING UNIT TO PUBLIC SIDEWALK. SIDEWALK SHALL MEET ALL ADA SLOPE REQUIREMENTS.

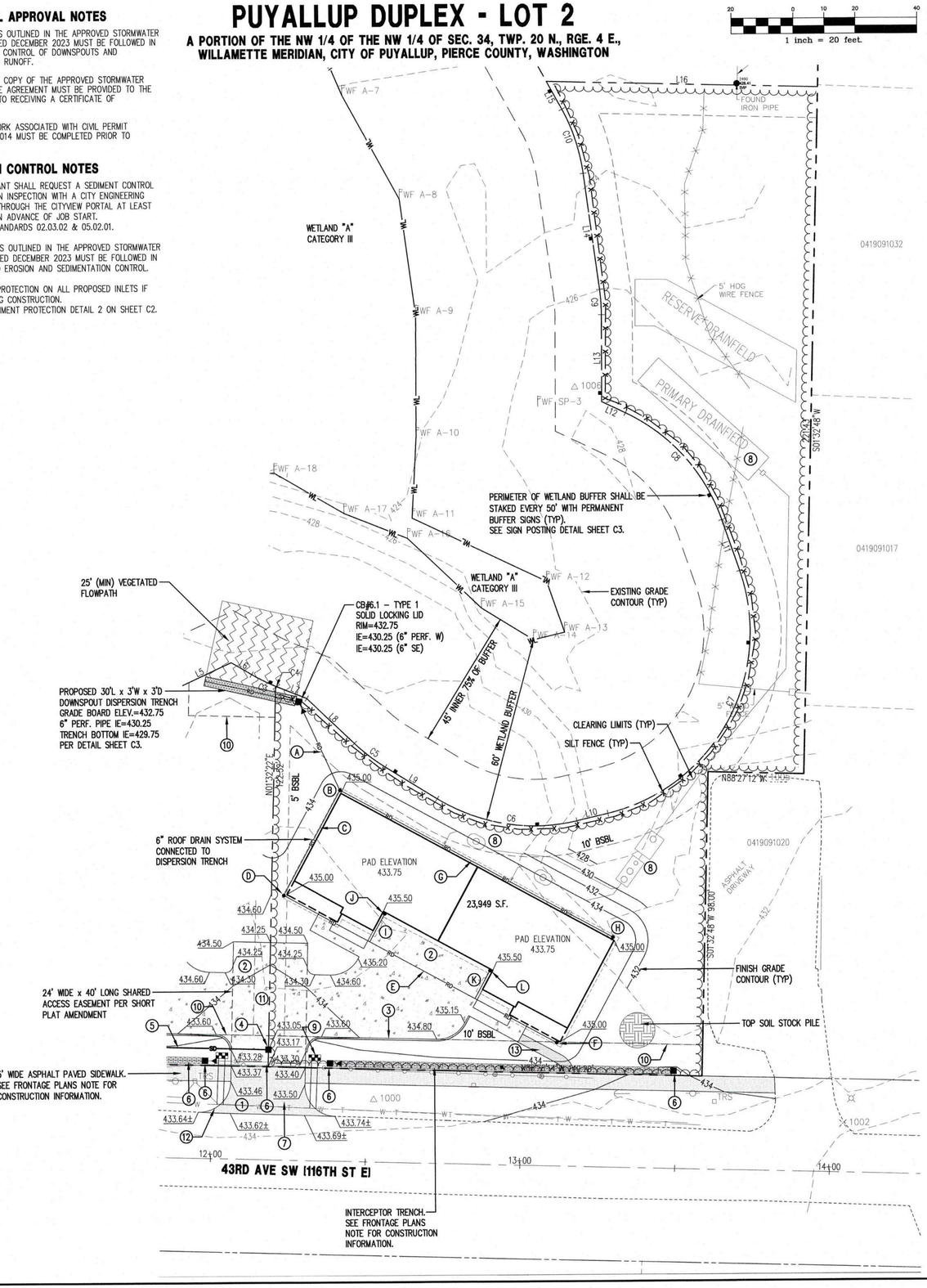
ROOF DRAIN CALLOUTS

- (A) 31LF 6" SD @ 8.23%
- (B) STORM DRAIN CLEANOUT#1 (SDCO#1)
  RIM=435.00
  IE=432.80
- (C) 38LF 6" SD @ 0.53%
- (D) SDCO#2
  RIM=435.00
  IE=433.00
- (E) 100LF 6" SD @ 0.50%
- (F) SDCO#3
  RIM=435.00
  IE=433.50
- (G) 100LF 6" SD @ 0.50%
- (H) SDCO#4
  RIM=435.00
  IE=433.30
- (I) 10LF 6" SD @ 3.40%±
- (J) SDCO#5
  RIM=435.00
  IE=433.50
- (K) 10LF 6" SD @ 1.50%±
- (L) SDCO#6
  RIM=435.00
  IE=433.50

CONSTRUCTION SEQUENCE

1. THE CONTRACTOR IS TO REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY'S INSPECTOR.
2. CLEARLY STAKE, FLAG OR FENCE CLEARING LIMITS/WORK AREA. NO WORK SHALL BE PERFORMED OUTSIDE THESE LIMITS WITHOUT PRIOR APPROVAL FROM THE CITY OF PUYALLUP.
3. PRIOR TO STARTING SITE WORK, REQUEST AN INSPECTION FOR EROSION AND SEDIMENT CONTROL, BY USING THE CITYVIEW ONLINE PERMIT PORTAL FOR SCHEDULING. CONTRACTOR MUST BE A PORTAL USER TO REQUEST INSPECTIONS.
4. PROVIDE SILT FENCING AS SHOWN ON THE APPROVED PLANS
5. GRADE SITE AS SHOWN ON THE APPROVED PLANS.
6. CONSTRUCT THE DUPLEX FOUNDATION, SEPTIC, AND WATER SERVICE.
7. CONSTRUCT THE DISPERSAL TRENCHES AND CLOSED CONVEYANCE SYSTEM.
8. PAVE THE DRIVEWAY AND AMEND THE LANDSCAPE AND LAWN AREAS WITH SOIL AMENDMENTS.
9. AMEND SOILS PER CS 01.02.08A ON SHEET C2.
10. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH CITY OF PUYALLUP AND DEPARTMENT OF ECOLOGY EROSION AND SEDIMENT CONTROL STANDARDS.
11. COVER ALL AREAS, INCLUDING STOCKPILES, THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, PLASTIC SHEETING OR EQUIVALENT.
12. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
13. SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
14. REQUEST FINAL INSPECTIONS ONLINE. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPS IF APPROPRIATE.

CALL 48 HOURS BEFORE YOU DIG DIAL 811



APPROVED

BY _____
CITY OF PUYALLUP
ENGINEERING SERVICES

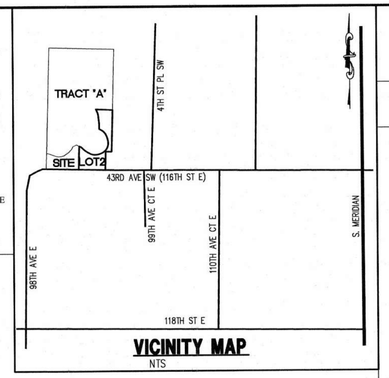
DATE _____

NOTE:
THIS APPROVAL IS VOID AFTER 1 YEAR FROM APPROVAL DATE.

THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.

FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE CITY ENGINEER.

PERMIT# PRRNSF20230918



VICINITY MAP
NTS

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	CENTER LINE	
	PROPERTY LINE	
	RIGHT OF WAY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
-o-o-o-	CHAIN LINK FENCE	
-□-□-□-	WOOD FENCE	
	EDGE OF PAVEMENT	
300	CONTOURS	300
□	STREET SIGN	■
	STORM DRAIN CATCH BASIN	■
	STORM DRAIN CLEANOUT	●
	STORM DRAIN LINE	SD
	ROOF DRAIN LINE	RD
	FIRE HYDRANT	
	WATER VALVE	
W	WATER METER	
	THRUST BLOCKING	
W	WATER MAIN	W
	LUMINAIRE	
OP	OVER HEAD POWER	
	POWER/UTILITY POLE	
	GUY WIRE	
P	POWER VAULT	
G	GAS MAIN	
	GAS VALVE	
T	TELEPHONE LINE	
T	TELEPHONE RISER	
	MAIL BOX	
	ASPHALT CONCRETE	
	CEMENT CONCRETE	
	CLEARING LIMITS	
	SILT FENCE	
	WETLAND	WL

FRONTAGE PLANS NOTE

SEE APPROVED FRONTAGE PLANS OS1-OS2 FOR CONSTRUCTION INFORMATION RELATED TO INTERCEPTOR TRENCH STORM DRAINAGE SYSTEM AND 5' WIDE ASPHALT PAVED SIDEWALK. SIDEWALK SHALL BE INSTALLED AFTER ONSITE IMPROVEMENTS AND UTILITIES HAVE BEEN CONSTRUCTED.

PAD ELEVATION NOTE

PAD ELEVATIONS ARE BASED ON THE FOLLOWING FINISH GRADE ASSUMPTIONS.
EXAMPLE:
PAD ELEVATION = 100.00
FOOTING GRADE = 99.50
TOP OF FOUNDATION = 102.00
GARAGE FINISH GRADE = 101.75
FINISH GRADE BACKFILL = 101.25
PRIOR TO CONSTRUCTION CONTRACTOR SHALL CONFIRM ASSUMPTIONS WITH PROJECT OWNER.

SOIL AMENDMENT NOTE

ALL DISTURBED AREAS THAT WILL BE YARDS OR LANDSCAPING SHALL HAVE THEIR SOILS AMENDED PER CITY STANDARD DETAIL 01.02.08A ON SHEET C2.

FLOODPLAIN NOTE

PER FEMA FIRM MAP 53053C0343E THE PARCELS AND ALL PROPOSED IMPROVEMENTS ARE LOCATED WITHIN ZONE X, WHICH IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM THE 100-YEAR FLOOD.

LOT STATISTICS

EXISTING ZONING:	RM-CORE
LOT AREA:	23,949 SF
PROP. FOOTPRINT:	3,050 SF
COV'D PORCH/PATIO:	184 SF
DRIVEWAY/CONC.:	2,167 SF
TOTAL ROOF AREA:	3,639 SF
CLEARING LIMIT AREA:	23,949 SF

GRADING QUANTITIES

CUT: 750 CY
FILL: 750 CY
NET: 0 CY
NOTE: CONTRACTOR SHALL INDEPENDENTLY VERIFY THESE QUANTITIES. THEY ARE FOR PLANNING PURPOSES ONLY.

SHEET INDEX

C1 GRADING, STORM, & TESC PLAN
C2 TESC - NOTES & DETAILS
C3 NOTES & DETAILS

FREDERICK B. BROWN
STATE OF WASHINGTON
23710
REGISTERED
PROFESSIONAL ENGINEER
3-26-2024

No.	Revision:	Int.	Date:

C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING
429 – 29TH ST. NE, SUITE D
PUYALLUP, WA 98372
PH: (253) 848-4282
ceservices@cesnwinc.com

Project: **PUYALLUP DUPLEX - LOT 2**
STORM & TESC PLAN

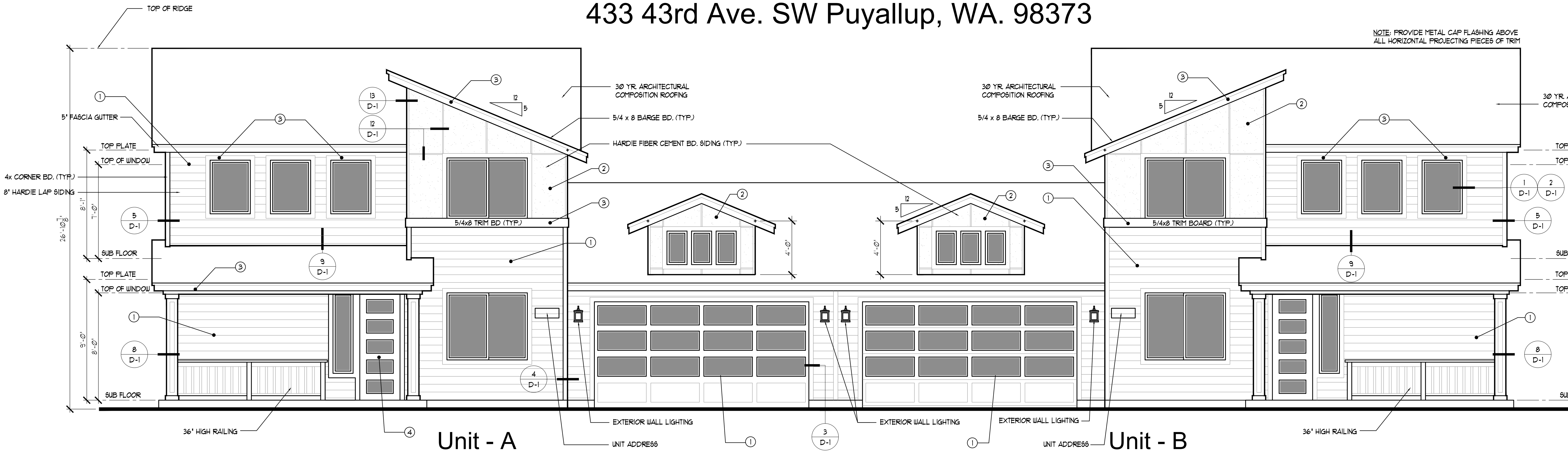
Client: HC HOMES INC.
P.O. BOX 7707, BONNEY LAKE, WA 98391

Designed:	ENO
Drawn:	MRL
Checked:	ENO
Scale:	1"=20'
Date:	3/26/2024
Job No.:	20069

Sheet No.: **C1**
1 of 3 Sheets

Parcel number: 0419095003
Site Address:
433 43rd Ave. SW Puyallup, WA. 98373

NOTE: PROVIDE METAL CAP FLASHING ABOVE ALL HORIZONTAL PROJECTING PIECES OF TRIM



FRONT (SE) ELEVATION

1/4"=1'-0"

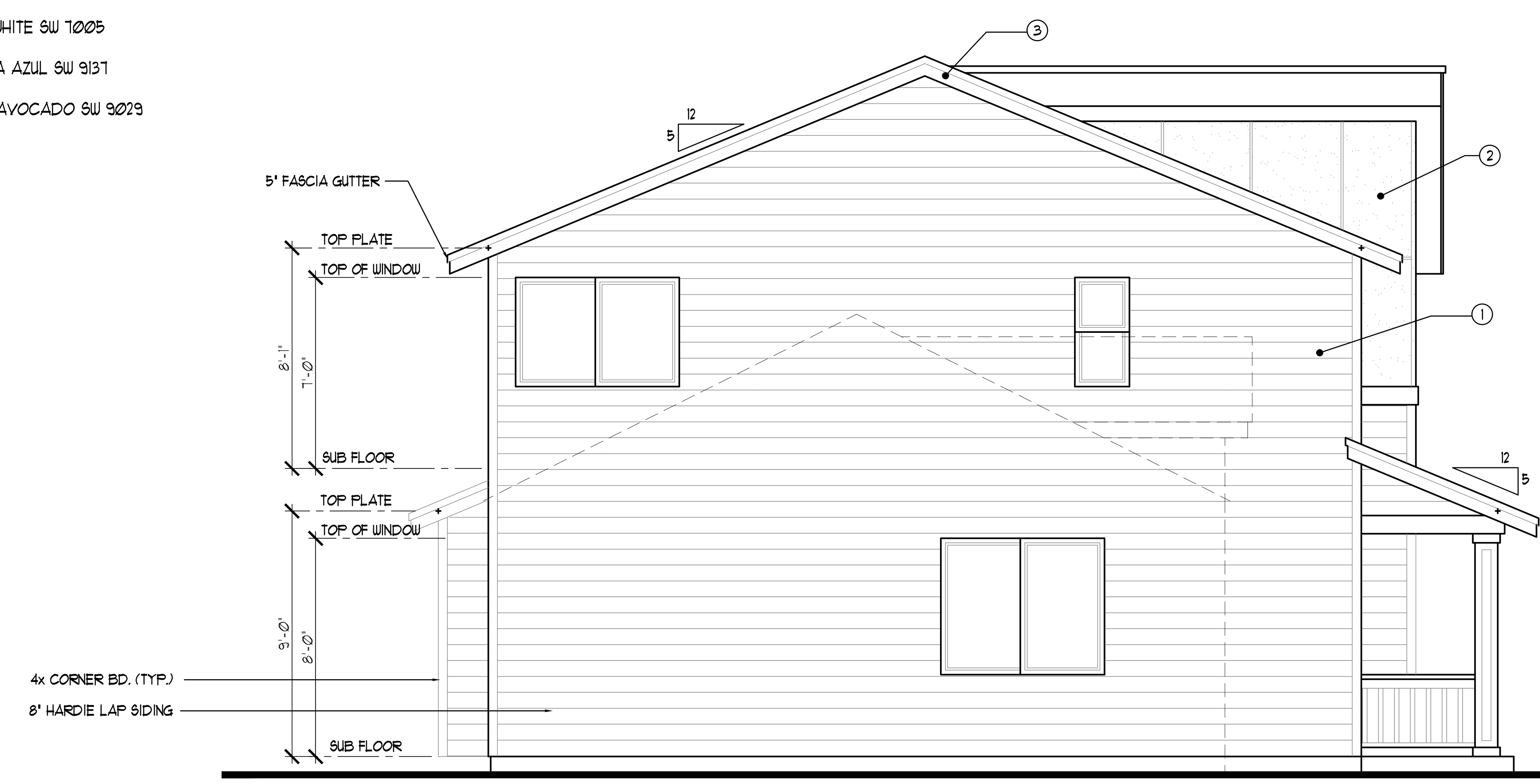
BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MIN. OF 4 INCHES HIGH WITH A MIN. STROKE WIDTH OF 1/2 INCH PER IRC R319.1

GARAGE DOOR AREA: 124 SQ. FT.
FRONT WINDOWS AREA PER UNIT: 123.25 SQ. FT.

PER PLDDG 5.B.3.5
30% TRANSPARENCY WITHIN THE PEDESTRIAN VIEW PLANE SHOULD BE ACHIEVED FOR GROUND FLOOR RESIDENTIAL BLGS.
TOTAL AREA PER UNIT: 350 S.F.
TOTAL GLAZING AREA: 129.75 S.F.
GLAZING PERCENTAGE = 37 % PER UNIT

EXTERIOR PAINT COLOR LEGEND:

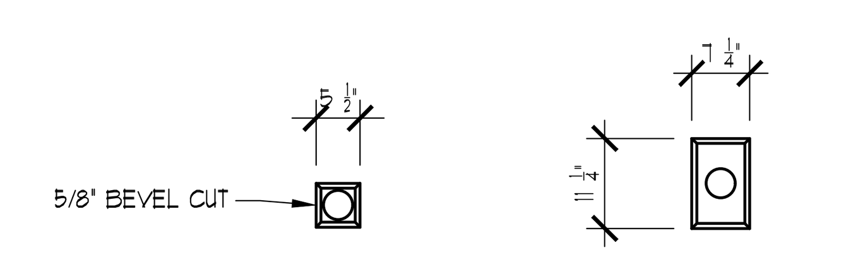
1. ACIER SW 9170
2. PEPPERCORN SW 7674
3. PURE WHITE SW 7005
4. NUEBLA AZUL SW 9137
5. COOL AVOCADO SW 9029



RIGHT (NE) ELEVATION

1/4"=1'-0"

R905.2.8.5 DRIP EDGE:
A DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF SHINGLE ROOFS. ADJACENT PIECES OF DRIP EDGE SHALL BE OVERLAPPED A MINIMUM OF 2 INCHES (51 mm).
DRIP EDGES SHALL EXTEND A MINIMUM OF 0.25 INCH (6.4 mm) BELOW THE ROOF SHEATHING AND EXTEND UP THE ROOF DECK A MINIMUM OF 2 INCHES (51 mm).
DRIP EDGES SHALL BE MECHANICALLY FASTENED TO THE ROOF DECK AT A MAXIMUM OF 12 INCHES (305 mm) O.C. WITH FASTENERS AS SPECIFIED IN SECTION R905.2.5
UNDERLAYMENT SHALL BE INSTALLED OVER THE DRIP EDGE ALONG EAVES AND UNDER THE UNDERLAYMENT ON GABLES.
UNLESS SPECIFIED DIFFERENTLY BY THE SHINGLE MANUFACTURER, SHINGLES ARE PERMITTED TO BE FLUSH WITH THE DRIP EDGE.



TYPICAL BLOCKING DETAIL

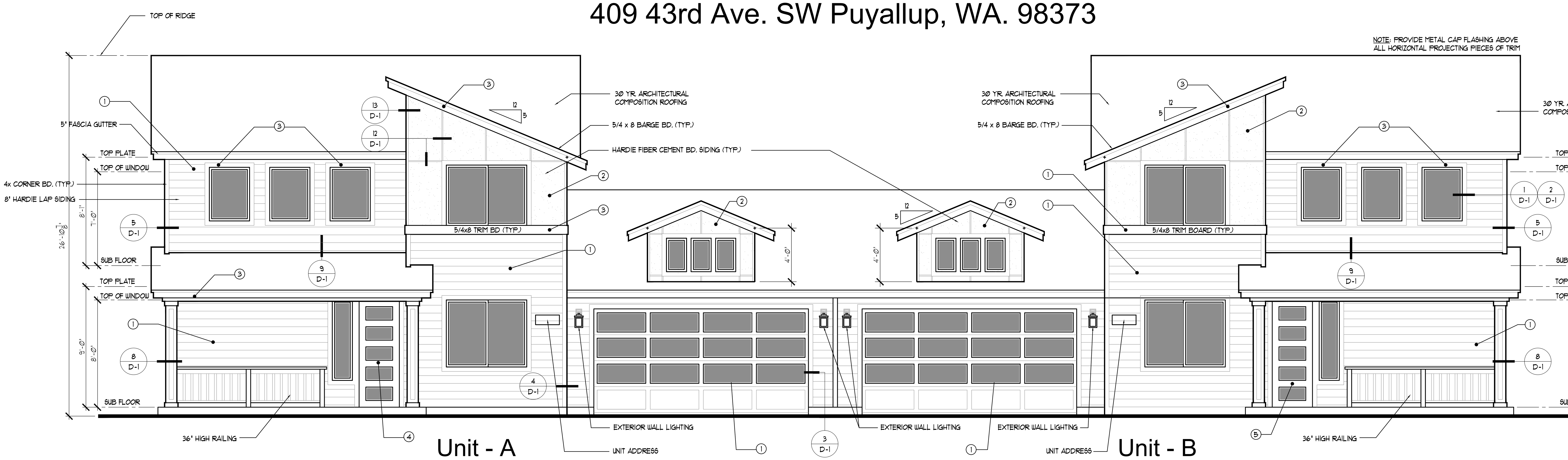
SCALE: 1/2" =1'

Rueppell Home Design

Plan: 1864-1864
HC HOMES DUPLEX
Date: 04/11/23
Revision Date: 03/25/24
Drawn by: SM/BP
Phone: (253) 297-8040
Revision Date: 03/25/24

[A-3]

Parcel number: 0419095022
Site Address:
409 43rd Ave. SW Puyallup, WA. 98373



FRONT (SW) ELEVATION

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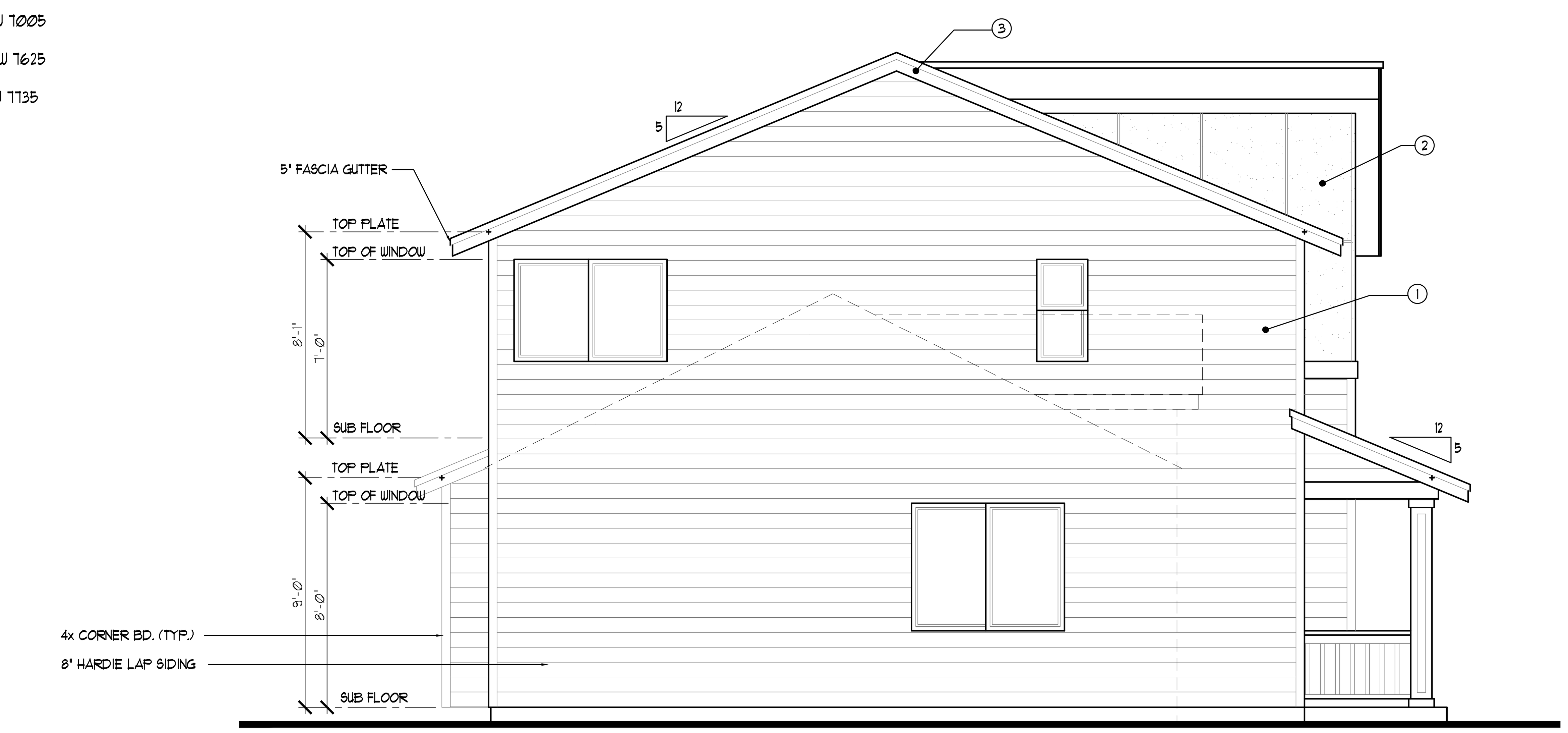
TOTAL AREA PER UNIT: 350 S.F.
TOTAL GLAZING AREA: 129.75 S.F.
GLAZING PERCENTAGE = 37 % PER UNIT

EXTERIOR PAINT COLOR LEGEND:

1. DORIAN GREY SW 7017
2. IRON ORE SW 7069
3. PURE WHITE SW 7005
4. MOUNT ETNA SW 7625
5. PALM LEAF SW 7735



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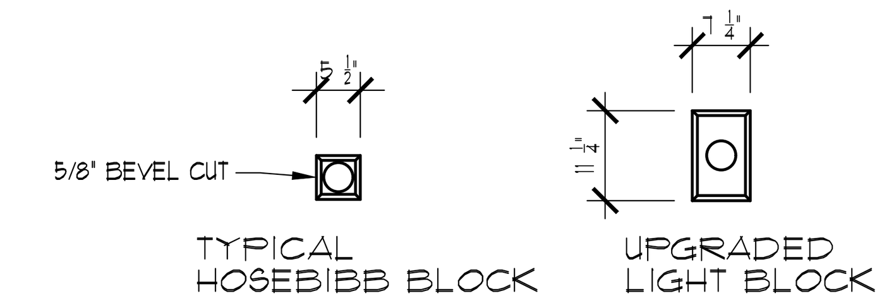

TYPICAL BLOCKING DETAIL

SCALE: 1/2" =1'

Rueppell Home Design

Plan: 1864-1864
HC HOMES DUPLEX
Date: 04/11/23
Revision Date: 03/25/24
Drawn by: SM/BP
Phone: (253) 297-8040

[A-3]

GENERAL NOTES:

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:

2018 WASHINGTON STATE AMENDMENTS INCLUSIVE OF:
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL MECHANICAL CODE (IAPMO)
2018 UNIFORM PLUMBING CODE (IAPMO)
2020 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL FIRE CODE
2018 WASHINGTON STATE ENERGY CODE (WSEC), RESIDENTIAL PROVISIONS

REQUIRED ADDITIONAL SUBMITTAL FROM MANUFACTURERS AT TIME OF PERMIT SUBMITTAL:

1. MANUFACTURED FLOOR JOIST/ TRUSS DESIGN AND LAYOUT
2. MANUFACTURED ROOF TRUSS DESIGN AND LAYOUT.

SITE WORK:

1. FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 1,500 PSF, UNLESS A SOILS INVESTIGATION BY A QUALIFIED SOILS ENGINEER IS PROVIDED.
2. EXTERIOR FOOTING SHALL BEAR 18" (MIN.) BELOW FINISHED GRADE.
3. FOOTINGS TO BEAR ON FIRM UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS.
4. BACKFILL MATERIALS TO BE THOROUGHLY COMPTACTED.

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 VAPO-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 ACCOMPLISHING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.

EXCEPTIONS:

1. WHERE SUCH MATERIALS AREW INSTALLED IN CONCEALED SPACES, THE FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX LIMIATATIONS 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 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 PORTRION OF ANY WALL
3. CONSTRUCTION WHERE MOISTURE OR ITS FREEZING WILL NOT DAMAGE THE MATERIALS.

R702.7.1 CLASS III VAPOR RETARDER CLASS

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 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 HIRIZONTAL 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 OF 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 NOT EXCEEDING 5 AIR EXCHANGES PER HOUR.

DRAFTSTOPPING:

IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND 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 AND 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.

R302.12.1 MATERIALS.DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBER UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED.

FIREBLOCKING:

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-FRAME 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 10 FT.
2. AT ALL 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 SECTION R302.7.(1/2" GWB)
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES 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 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 R 302.11.1

LOOSE FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED.

FLASHING.

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED T MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING. 1.1 THE FENESTRATION MANUFACTURE'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURERS INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE STILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL ALSO INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES. 1.2 IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL. 1.3. IN ACCORDANCE WITH OTHER APPROVED METHODS.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
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-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

WEATHER RESISTIVE SHEATHING PAPER: R703.2 WATER-RESISTIVE BARRIER. ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES (51 MM). WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES (152 MM). THE FELT OR OTHER APPROVED MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1.1

EXTERIOR DOORS, WINDOWS AND SKYLIGHTS PER 2018 WIASHINGTON 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 AND 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 MORE THAN ONE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY TO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

EXCEPTION: STORM SHELTERS OR BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQ FT.

MINIMUM OPENING AREA: ALL THE 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.½

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 HA 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 THE 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 R308.4.4.
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.
6. 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.
7. 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.

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 OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL, OR OTHER REQUIRED LABELS. THE CERTIFICATES SHALL LIST THE PREDOMINANT R-VALUES OF THE 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 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 "GAS-FIRED UNVENTED ROOM HEATER," "ELECTRIC FURNACE" OR "BASEBOARD ELECTRIC HEATER," AS APPROPRIATE AN EFFICIANCY 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.

ROOF GENERAL NOTES:

A. CONTRACTOR SHALL PROVIDE ATTIC VENTILATION AS PER CODE.
B. PROVIDE FLASHING AT ALL VALLEYS, PITCH CHANGES, AND AT VERTICAL PLANES.
C. PROVIDE FLASHING AND COUNTER FLASHING AT CHIMNEYS A MIN. OF 8" ABOVE ROOF SHEATHING AND CRICKETS AS SHOWN.
D. RAFTERS WILL BEAR DIRECTLY ON TRUSSES OR BLOCKING BETWEEN THE TRUSSES.
E. HEADERS TO BE A MIN. 4x8 DF#2, U.N.O.
F. PROVIDE DOUBLE FELT UNDERLAYMENT FOR COMPOSITION ROOFING (TYP.) FOR SLOPES UNDER 4:12.
G. UNDERLAYMENT SHALL BE APPLIED IN SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2", FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6 FEET.

VENTILATION CALCULATIONS AND REQUIREMENTS

R806.2: THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN $\frac{1}{50}$ OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO $\frac{1}{300}$ IS PERMITTED PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

VENTILATION GENERAL NOTES:

A. ROOFS TALLER THAN 3' WILL USE BIRD BLOCKING AND AF50 VENTS.
B. ROOFS SHORTER THAN 3' WILL USE BIRD BLOCKING AS REQUIRED.

NOTE

RAKES ON GABLE ENDS MUST EXTEND A MIN. OF 2 INCHES (2") FROM THE SURFACE OF EXTERIOR SIDING MATERIALS.

ENCLOSED ATTIC SPACES AND ENCLOSED RAFTER SPACES OVER ENCLOSED AREAS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300 PROVIDED AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

BAFFLES ARE INSTALLED BEHIND EAVE VENTS TO PROVIDE A MINIMUM 1" AIRSPACE, IN INSULATED AREAS PROVIDE ATTIC VENTILATION FOR ALL ATTIC AREAS EXCEEDING 24 INCHES IN HEIGHT FROM TOP OF INSULATION TO ROOF SHEATHING.

PATIO COVERS CONSTRUCTED OF TRUSSES WILL BE VENTED SIMILAR TO THE ATTIC OVER THE ENCLOSED AREAS.
PATIO COVERS AND DECKS CONSTRUCTED OF RAFTERS WILL BE VENTED AT THE EXTERIOR END WITH VENTED EAVE BLOCKING. FOR PARAPET CONDITIONS, VENTED EAVE BLOCKING IS NOT POSSIBLE AND THEREFORE A SINGLE LINE OF STRIP SOFFIT VENTING WILL BE USED NEAR THE EXTERIOR END OF THE PATIO COVER OR DECK.

MAIN ROOF CALCULATIONS

984 SQ. FT ATTIC AREA / 300 = 3.28 SQ. FT.
OF VENTILATION REQUIRED (472.32 SQ. INCHES)

UPPER ROOF VENTING PROVIDED BY AF50 ROOF VENTS
(50 SQ. IN. PER VENT)
472.32 SQ. IN x 50% = 236.16 SQ. IN. REQUIRED.
PROVIDE (5) AF50 ROOF VENTS = 250 SQ. IN.

LOWER ROOF VENTING PROVIDED BY BIRDBLOCKING: (4)
2" DIA. HOLES (3.14" EA.) = (12.5 SQ. INCHES.)
AND WITH AF50 ROOF VENTS (50 SQ. IN. PER VENT)
472.32 SQ. IN. x 50% = 236.16 SQ. IN. REQUIRED.
PROVIDE (19) BIRDBLOCKS = 237.5 SQ. IN. @ FRONT & REAR OF HOUSE AND NOT WITHIN 2' OF THE SIDES.

LOW ROOF/ GARAGE ROOF CALCULATIONS

632 SQ. FT ATTIC AREA / 300 = 2.10 SQ. FT.
OF VENTILATION REQUIRED (303.36 SQ. INCHES)

UPPER ROOF VENTING PROVIDED BY AF50 ROOF VENTS
(50 SQ. IN. PER VENT)
303.36 SQ. IN x 50% = 151.68 SQ. IN. RQUIRED.
PROVIDE (4) AF50 ROOF VENTS = 200 SQ. IN.

LOWER ROOF VENTING PROVIDED BY BIRDBLOCKING:
(4) 2" DIA. HOLES (3.14" EA.) = (12.5 SQ. INCHES.)
AND WITH AF50 ROOF VENTS (50 SQ. IN. PER VENT)
303.36 SQ. IN. x 50% = 151.68 SQ. IN. REQUIRED.
PROVIDE (13) BIRDBLOCKS = 162.5 SQ. IN. @ FRONT & REAR OF
HOUSE AND NOT WITHIN 2' OF THE SIDES OR 5' SETBACKS.

SEE E-1 FOR WSEC CALCULATIONS

HEATING OPTION 2 - 1.0 CREDITS
HEAT PUMP

EFFICIENT BUILDING ENVELOPE 1.3 - 0.5 CREDITS
PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH THE FOLLOWING MODIFICATIONS:
VERTICAL FENESTRATION U = 0.28
FLOOR R-38

AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2.1 - 0.5 CREDITS
COMPLIANCE BASED ON R402.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR, MAXIMUM AT 50 PASCALS OR:
FOR R-2 OCCUPANCIES, OPTIONAL COMPLIANCE BASED ON SECTION R402.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 0.3 CFM/SF MAXIMUM AT 50 PASCALS AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE INTERNATIONAL RESIDENTIAL CODE OR SECTION 403.8 OF THE INTERNATIONAL MECHANICAL CODE SHALL BE MET WITH A HIGH EFFICIENCY FAN(S) (MAXIMUM 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 AND THE MAXIMUM TESTED BUILDING AIR LEAKAGE, AND SHALL SHOW THE QUALIFYING VENTILATION SYSTEM AND ITS CONTROL SEQUENCE OF OPERATION.

HIGH EFFICIENCY HVAC 3.2 - 1.0 CREDITS
AIR-SOURCE CENTRALLY DUCTED HEAT PUMP WITH MINIMUM 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 MINIMUM EQUIPMENT EFFICIENCY.

HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM 4.2 - 1.0 CREDITS
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 THAN 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.

EFFICIENT WATER HEATING 5.5 - 2.0 CREDITS
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 MINIMUM PIPE INSULATION.

WALL LESS THAN 5' TO A PROPERTY LINE MUST BE 1-HOUR. PROJECTIONS GREATER THAN 2' FEET TO LESS THAN 5' FROM PROPERTY LINE MUST HAVE 1-HOUR FIRE-RESTRICTIVE CONSTRUCTION ON THE UNDERSIDE OR FIRE BLOCKED FROM WALL PLATE TO UNDERSIDE OF ROOF SHEATHING WITH NO VENT OPENINGS.

SETBACKS TO PROPERTY LINES SHALL BE MARKED AT FOOTING INSPECTION. THE CONTRACTOR OF RECORD IS RESPONSIBLE FOR ESTABLISHING THE CORRECT PROPERTY MARKERS AND SETBACKS.

JOBSITE MUST BE POSTED WITH ADDRESSES AND PERMIT NUMBER VISIBLE FROM THE STREET. THE APPROVED PLANS MUST BE KEPT ON THE JOBSITE IN SUCH A WAY THAT THEY ARE EASILY LOCATED AND PROTECTED FROM WATER AND OTHER DAMAGE.

APPROVED PLANS SHALL BE ON SITE AND ACCESSIBLE AT INSPECTION.

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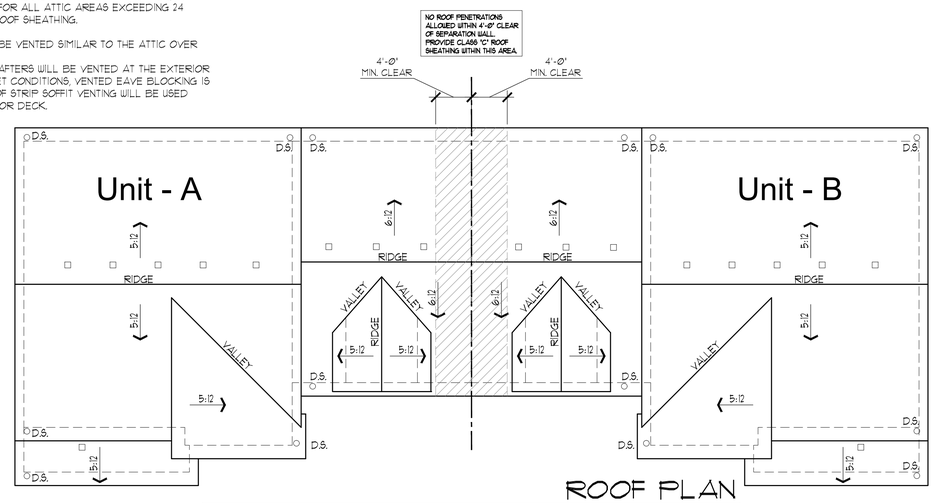
Site Address:
433 43rd Ave. SW Puyallup, WA. 98373



ROOF PLAN

1/8"=1'-0"

D.S. = DOWNSPOUT
□ = ROOF VENT

WALL LESS THAN 5' TO A PROPERTY LINE MUST BE 1-HOUR. PROJECTIONS GREATER THAN 2' FEET TO LESS THAN 5' FROM PROPERTY LINE MUST HAVE 1-HOUR FIRE-RESTRICTIVE CONSTRUCTION ON THE UNDERSIDE OR FIRE BLOCKED FROM WALL PLATE TO UNDERSIDE OF ROOF SHEATHING WITH NO VENT OPENINGS.

Rueppell Home Design

Plan: 1864-1864
HC HOMES DUPLEX
Date: 04/11/23
Revision Date: 09/20/23
Drawn by: SM/BP
Phone: (253) 297-8040

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ANY WINDOW THAT OPENS MORE THAN 4", THAT IS INSTALLED LESS THAT 24" OFF THE FLOOR AND THAT HAS GREATER THEN 72" DROP OUTSIDE MUST HAVE FALL PROTECTION PER R312.2.

SEE ATTACHED ENERGY CODE SHEET FOR CHOSEN ENERGY MEASURE, INSULATION REQ., VENTILATION OPTION CHOSEN AND OTHER ENERGY CODE COMPLIANCE NOTES.

CRAWL AND ATTIC ACCESS SHALL BE SEALED IN ACCORDANCE WITH WSEC 402.2.4 - LOCATE ACCESS BTWM. JOISTS/TRUSSES.

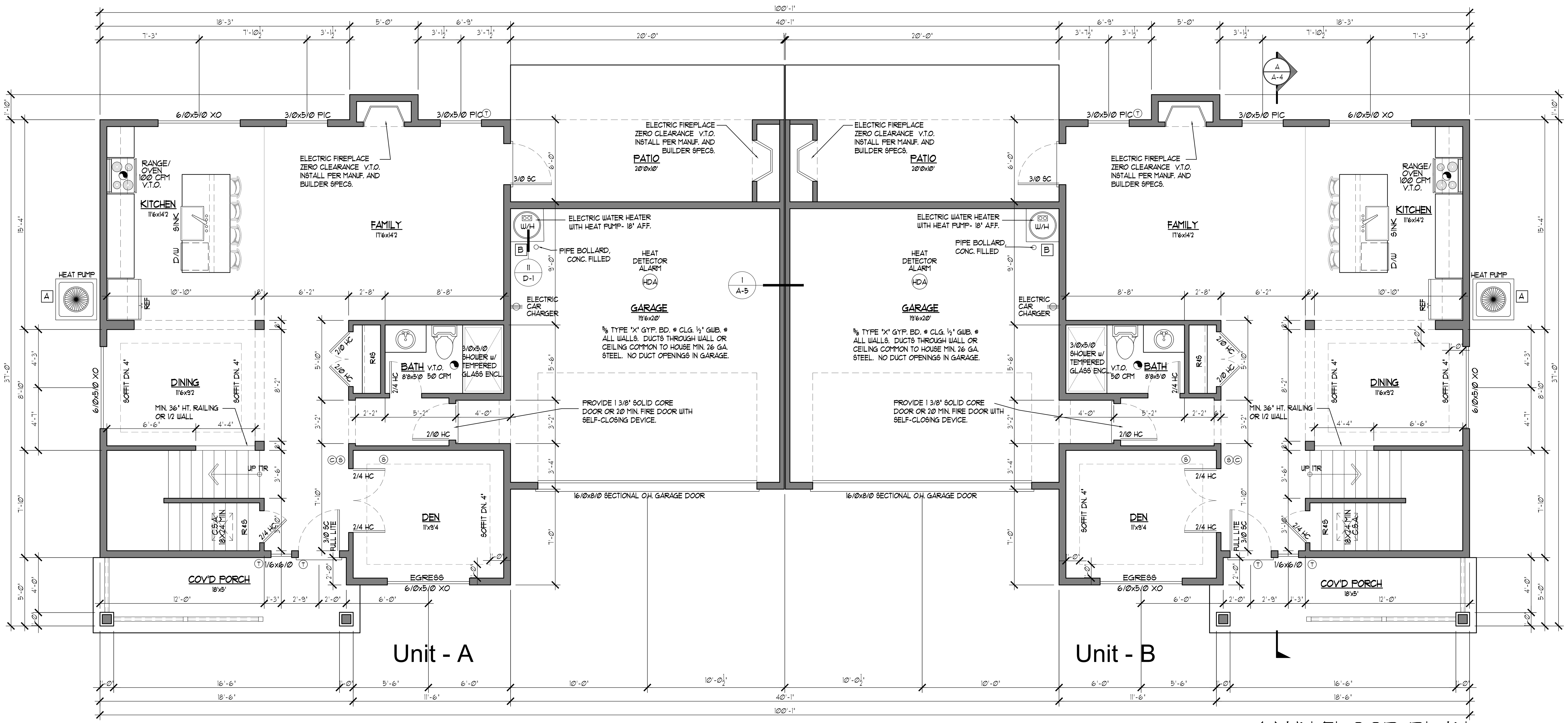
HANDRAIL: CONTINUOUS FULL LENGTH FLIGHT OF STAIR. HANDGRIP PORTION TO BE NOT LESS THAN 1¼" OR MORE THAN 2" IN CROSS SECTION. HANDRAIL TO BE NOT LESS THAN 1½" FROM WALL.

PROVIDE STAIRWAY ILLUMINATION PER SECTION R303.7 IRC

ENCLOSED USABLE SPACE BELOW STAIRS MUST HAVE ½" G.W.B. ON ENCLOSED SIDE

OPENINGS SUCH AS DOORS AND ATTIC ACCESSES SHALL BE 1-3/8" SOLID CORE DOORS, OR A 20-MINUTE RATED ASSEMBLY AND SHALL BE SELF CLOSING AND SELF LATCHING.

HVAC AND DUCTING TO BE ENCLOSED IN INSULATED SPACE- NO DUCTING IN FOUNDATION CRAWLSPACE



MAIN FLOOR PLAN

1/4"=1'-0"

5 MIN. AIR EXCHANGE CEILING FANS PER PLAN
110 VOLT SMOKE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP (S)
CARBON MONOXIDE DETECTOR (C)
TEMPERED/SAFETY GLASS (T)
PROVIDE 1" UNDERCUT ON ALL BEDROOM DOORS *

MAXIMUM TESTED BUILDING AIR LEAKAGE TO 3.0 AIR PER HOUR.

ALL SHOWERS REQUIRE SHOWER PAN INSPECTION.

UNITS A

FLOOR PLAN CALCULATIONS	
MAIN FLOOR:	971 S.F.
UPPER FLOOR:	893 S.F.
TOTAL # FTG (HEATED).:	1,864 S.F.
GARAGE:	420 S.F.

UNITS B

FLOOR PLAN CALCULATIONS	
MAIN FLOOR:	971 S.F.
UPPER FLOOR:	893 S.F.
TOTAL # FTG (HEATED).:	1,864 S.F.
GARAGE:	420 S.F.

HVAC AND WATER HEATER

A — HVAC UNIT TO BE MODEL XXX, MIN. HSPF OF 9.5. HEAT PUMP TO BE MODEL XXX.

B — ELECTRIC WATER HEATER WITH INTEGRATED HEAT PUMP, TIER III NEAA SPEC, MODEL XXXXXX

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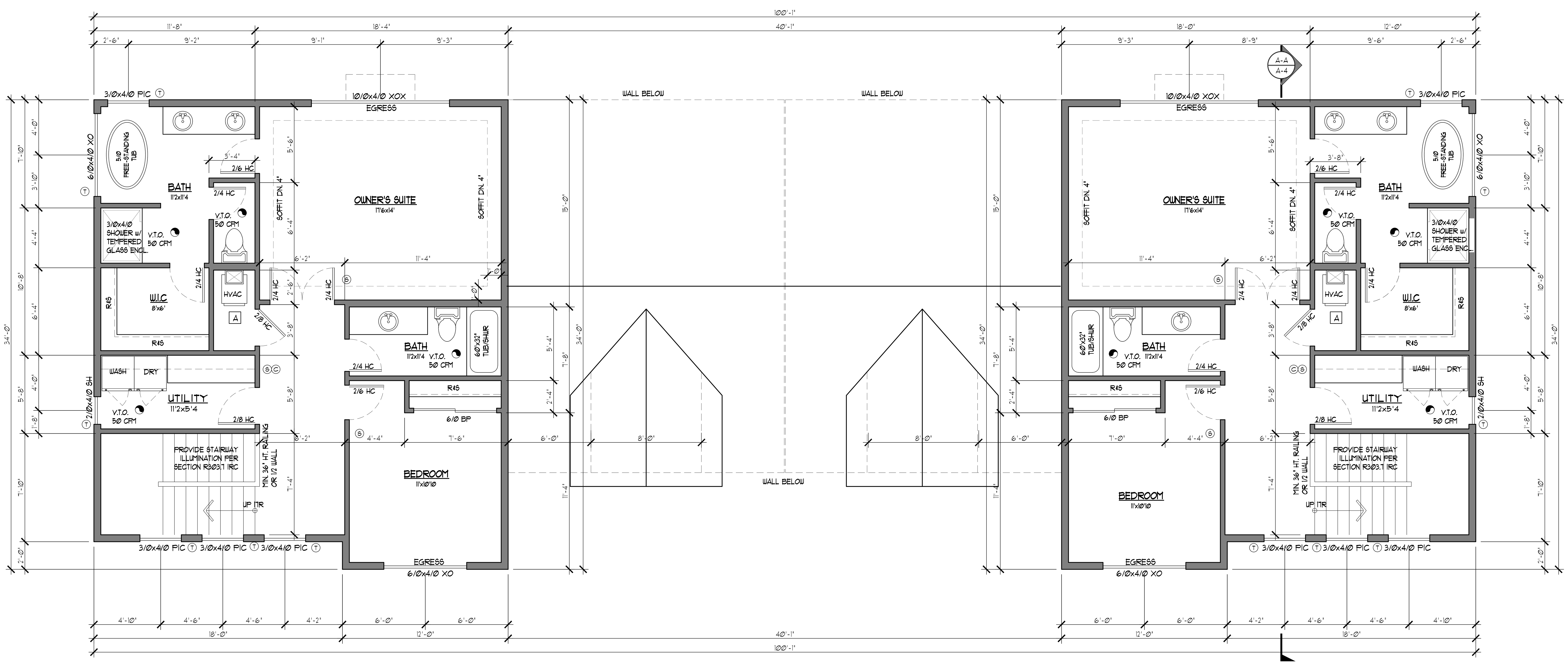

Unit - A

Unit - B

UPPER FLOOR PLAN

1/4"=1'-0"

5 MIN. AIR EXCHANGE CEILING FANS PER PLAN
110 VOLT SMOKE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP
CARBON MONOXIDE DETECTOR
TEMPERED/SAFETY GLASS
PROVIDE 1" UNDERCUT ON ALL BEDROOM DOORS

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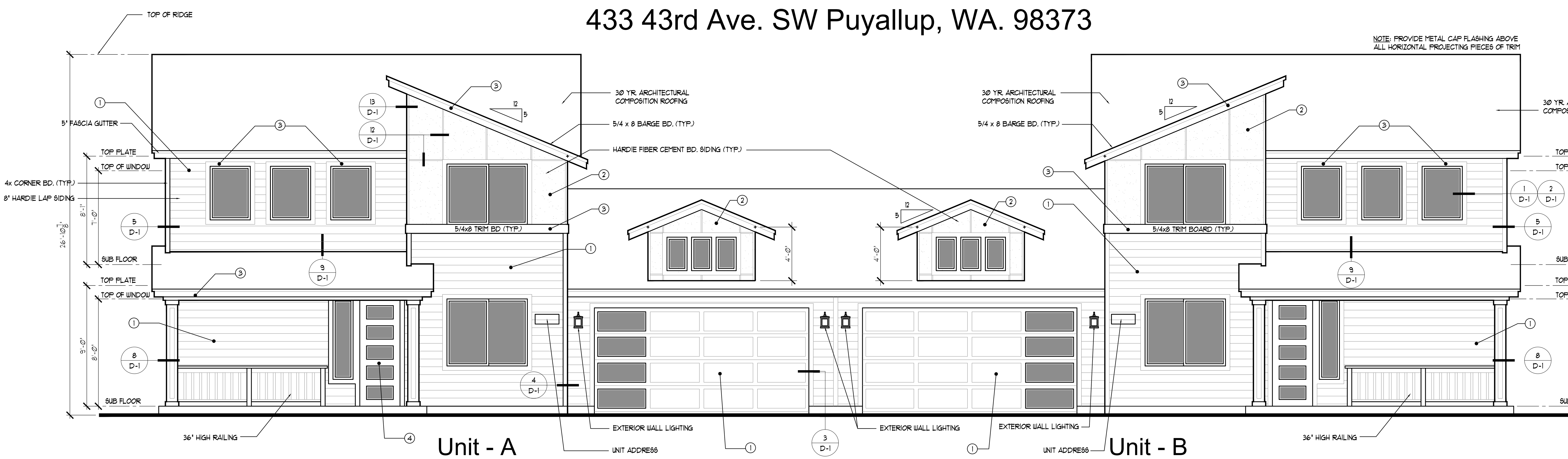


FRONT (SE) ELEVATION

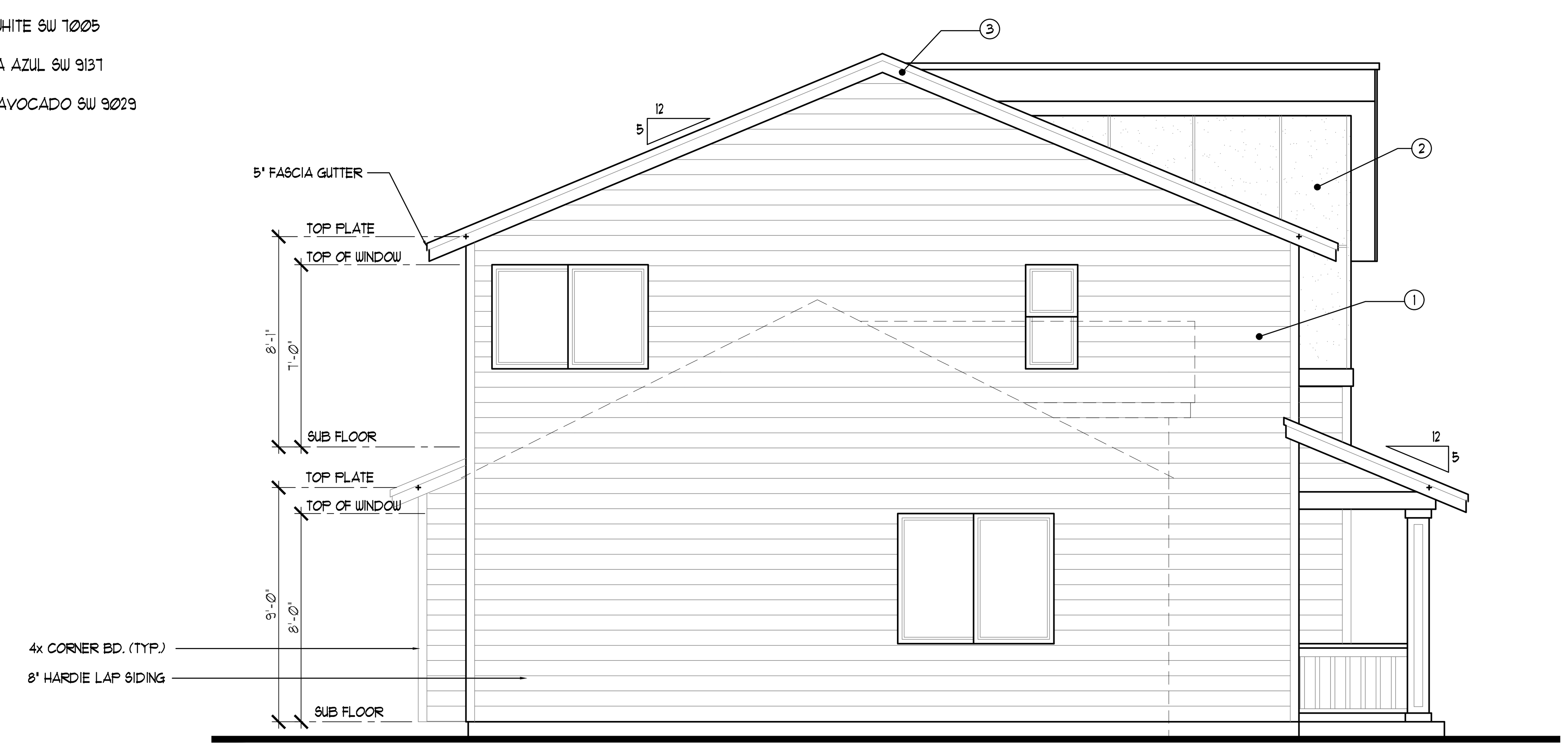
1/4"=1'-0"

BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MIN. OF 4 INCHES HIGH WITH A MIN. STROKE WIDTH OF 1/2 INCH PER IRC R319.1

GARAGE DOOR AREA: 124 SQ. FT.
FRONT WINDOWS AREA PER UNIT: 123.25 SQ. FT.

EXTERIOR PAINT COLOR LEGEND:

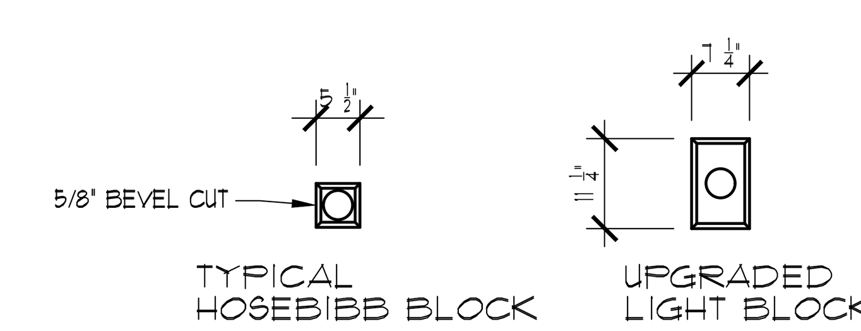
1. ACIER SW 9170
2. PEPPERCORN SW 7674
3. PURE WHITE SW 7005
4. NUEBLA AZUL SW 9137
5. COOL AVOCADO SW 9029



RIGHT (NE) ELEVATION

1/4"=1'-0"

R905.2.8.5 DRIP EDGE:
A DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF SHINGLE ROOFS. ADJACENT PIECES OF DRIP EDGE SHALL BE OVERLAPPED A MINIMUM OF 2 INCHES (51 mm).
DRIP EDGES SHALL EXTEND A MINIMUM OF 0.25 INCH (6.4 mm) BELOW THE ROOF SHEATHING AND EXTEND UP THE ROOF DECK A MINIMUM OF 2 INCHES (51 mm).
DRIP EDGES SHALL BE MECHANICALLY FASTENED TO THE ROOF DECK AT A MAXIMUM OF 12 INCHES (305 mm) O.C. WITH FASTENERS AS SPECIFIED IN SECTION R905.2.5
UNDERLAYMENT SHALL BE INSTALLED OVER THE DRIP EDGE ALONG EAVES AND UNDER THE UNDERLAYMENT ON GABLES.
UNLESS SPECIFIED DIFFERENTLY BY THE SHINGLE MANUFACTURER, SHINGLES ARE PERMITTED TO BE FLUSH WITH THE DRIP EDGE.



TYPICAL BLOCKING DETAIL

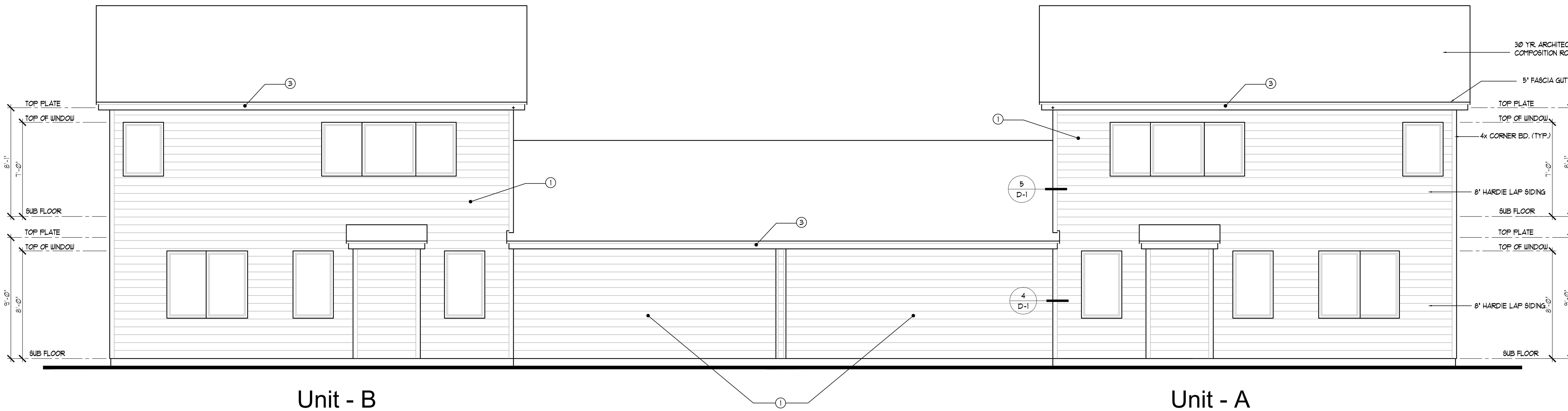
SCALE: 1/2" =1'

Rueppell Home Design

Plan: 1864-1864
HC HOMES DUPLEX
Date: 04/11/23
Revision Date: 09/20/23
Drawn by: SM/BP
Phone: (253) 297-8040

[A-3]

Parcel number: 0419095003
Site Address:
433 43rd Ave. SW Puyallup, WA. 98373

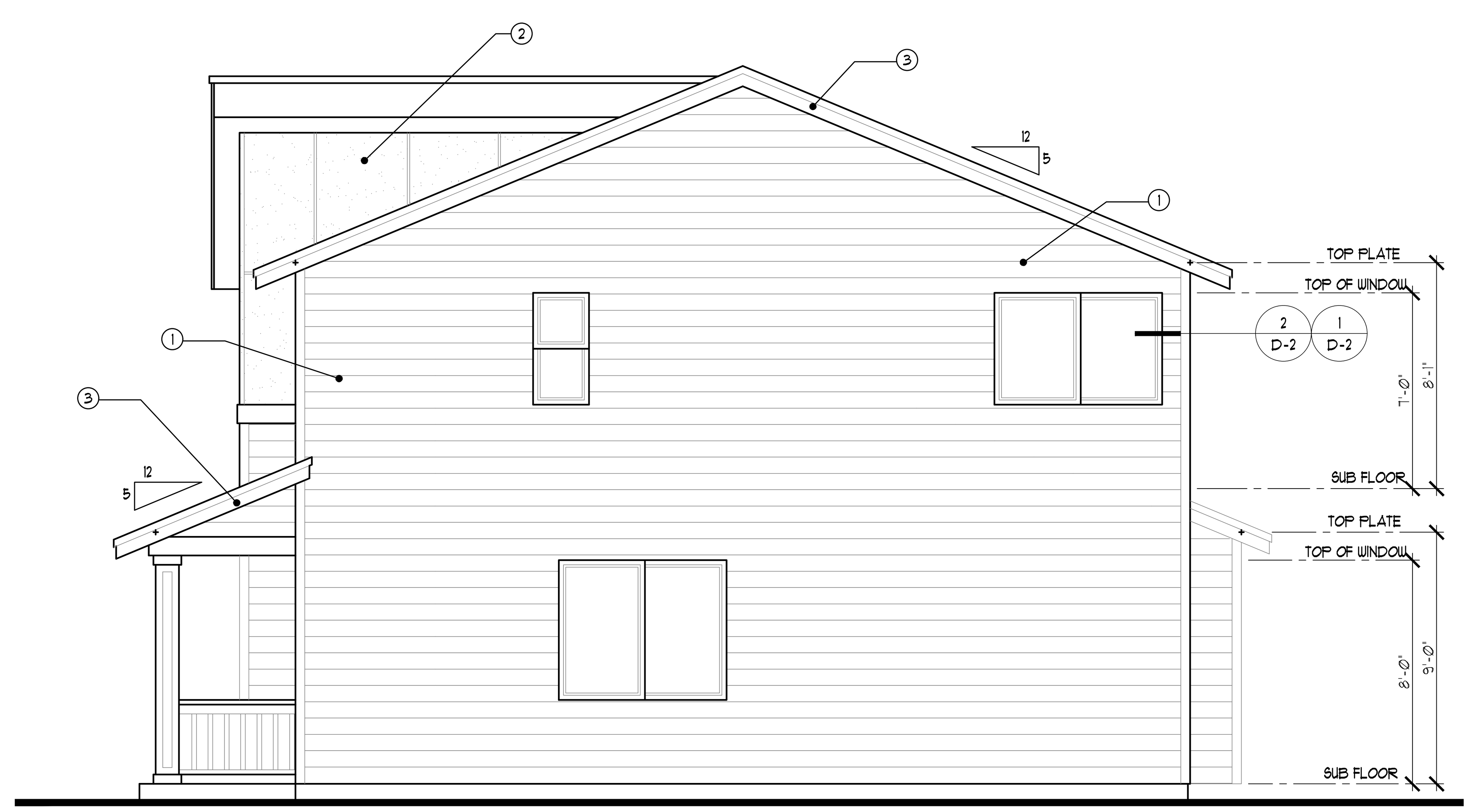


REAR (NW) ELEVATION

1/4"=1'-0"

EXTERIOR PAINT COLOR LEGEND:

1. ACIER SW 9170
2. PEPPERCORN SW 7674
3. PURE WHITE SW 7005
4. NUEBLA AZUL SW 9137
5. COOL AVOCADO SW 9029



LEFT (SW) ELEVATION

1/4"=1'-0"

ELEVATION NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, MATERIALS AND CONDITIONS PRIOR TO CONSTRUCTION
2. CAULK ALL EXTERIOR JOINTS AND PENETRATIONS.
3. PROVIDE GALVANIZED OR ANODIZED SHEET METAL FLASHING AND COUNTERFLASHING AT ALL ROOF PENETRATIONS, CHIMNEYS, AND SKYLIGHTS.
4. PROVIDE CONTINUOUS GUTTERS AND DOWNSPOUTS AT ALL EAVES, TYP.
5. PROVIDE HEADER FLASHING AT ALL DOORS, WINDOWS, AND SHUTTERS PER DETAIL
6. ALL PAPER AND TAPE TO LAP FROM TOP DOWN.
7. HOLD ALL SIDING MATERIAL 1 ½" OFF ROOF.
8. HOLD ALL SIDING MATERIAL 6" OFF FINISHED GRADE.
9. SOFFIT ALL FLAT AREAS W/ 1½" OFERHANG AT HORIZONTAL EDGES.
10. METAL FLASHING AT ALL TRIM AND HORIZONTAL SIDING BREAKS.
11. RUN SECOND LAYER OF TAR PAPER VERTICAL AT INTERIOR AND EXTERIOR CORNERS UNLESS TAR PAPER IS CONTINUOUS.
12. FOUNDATION VENTS TO BE SPACED PER PLAN.
13. ALL FOUNDATION VENTS ON STREET SIDE OF HOUSE I.E. FRONT AND/ OR SIDE AND GABLE END AND GARAGE FRESH AIR VENTS TO BE LOUVERED.
14. ALL LIGHT BLOCKS ON FACADE TO BE FURRED OUT AN ADDITIONAL 1½".
15. GUTTERS TO LAP UNDER DRIP EDGE AT GABLE ENDS, HOLD 1½" DRIP EDGE CUT ¼" AWAY FROM FASCIA TO EXCEPT GUTTERS TO LAP UNDERNEATH.
16. ALL TRIM WORK TO BE APPLIED PRIOR TO SIDING MATERIALS (SIDING TO BUTT UP TO TRIM WORK).

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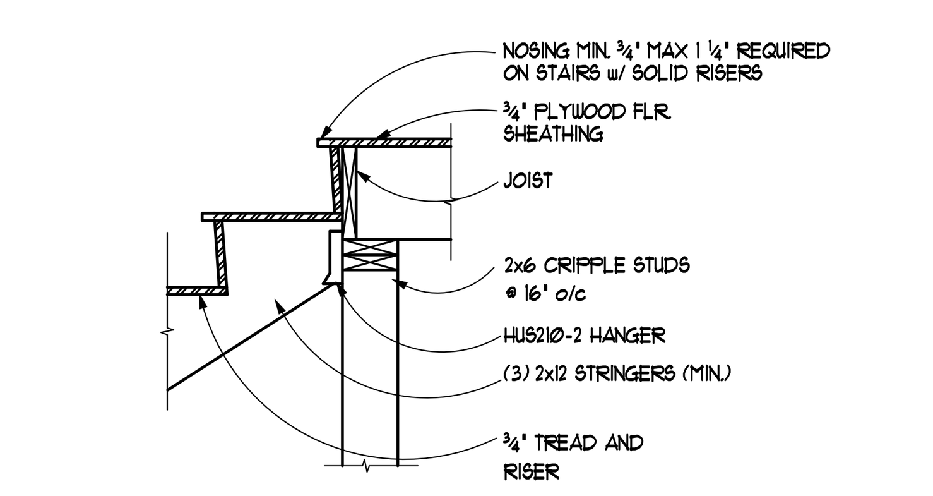
[A-4]

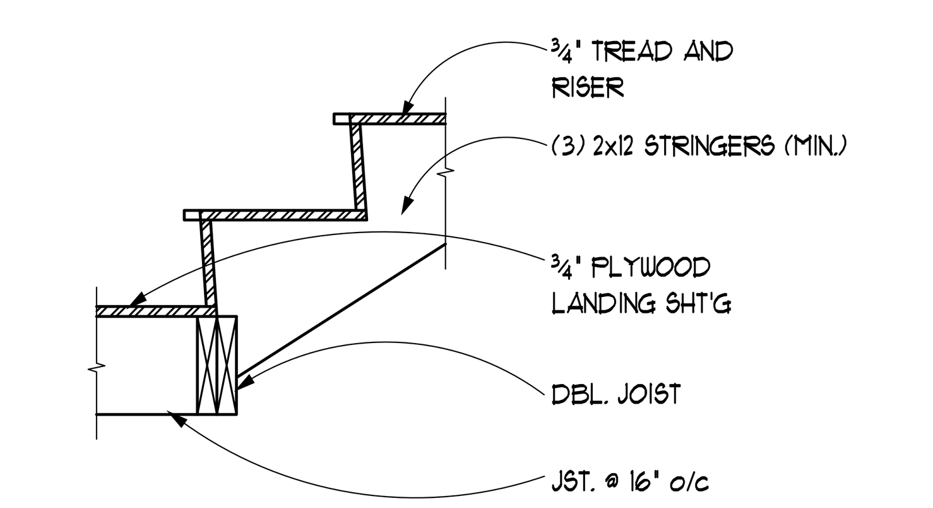
STAIR AND GUARDRAIL NOTES:

ILLUMINATION NOTES: PER IRC SECTION 303.6, R311.5.7 ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP OF THE LANDING OF THE STAIRWAY. LIGHTING CONTROLS SHALL BE ACCESSIBLE AT THE TOP AND BOTTOM OF EACH STAIRWAY WITHOUT TRAVERSING ANY STEPS.

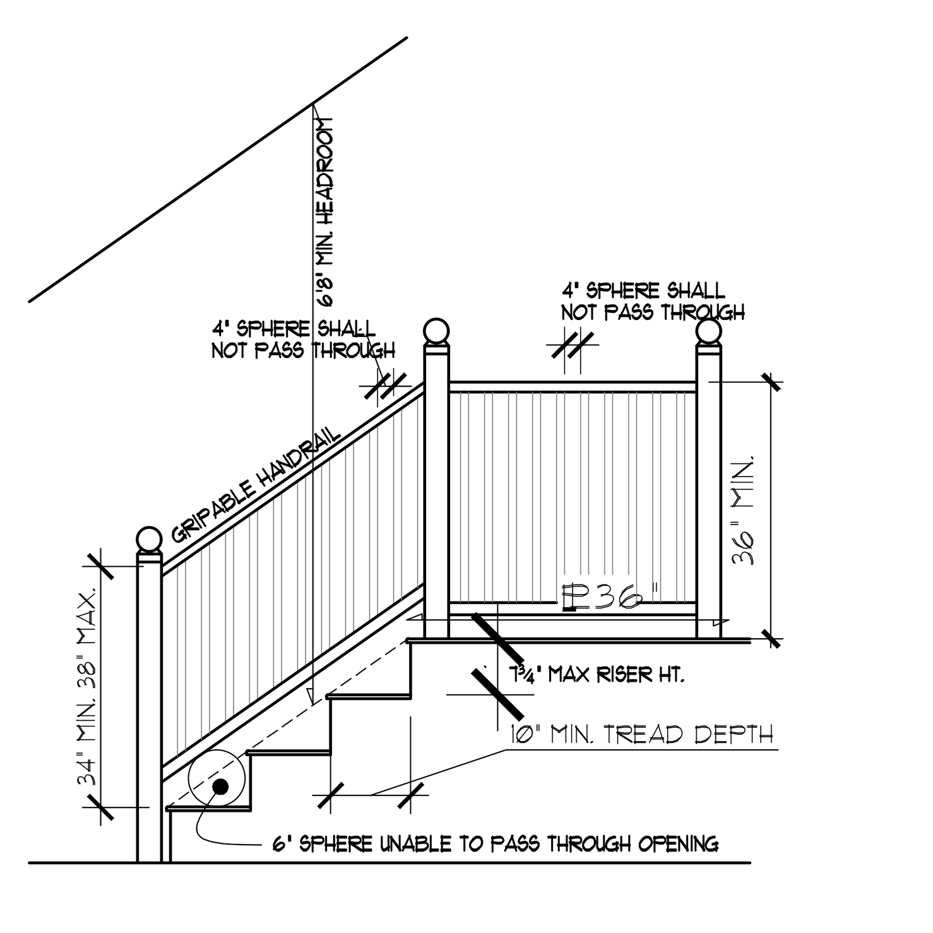
4 OR MORE RISERS TO HAVE AT LEAST ONE HANDRAIL RUNNING CONTINUOUSLY THROUGH THE FULL LENGTH OF STAIR. 34" MIN. HT., 38" MAX. HT. END SHALL RETURN TO WALL OR NEWEL POST OR VOLUTE. HANDRAIL MUST BE STRONG ENOUGH TO RESIST A 200 LB. PT. LOAD IN ANY DIRECTION. HANDRAIL TO BE PRESENT ON AT LEAST ONE SIDE OF STAIR. HANDGRIP PORTION OF HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1¼" MIN. & 2¾" MAX. EDGES SHALL HAVE A MIN. RADIUS OF 1/8". ALL REQ. GUARDRAILS TO BE 36" MIN. IN HEIGHT. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 11/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES (102 MM) AND NOT GREATER THAN 61/4 INCHES (160 MM) WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2¼ INCHES (57 MM).



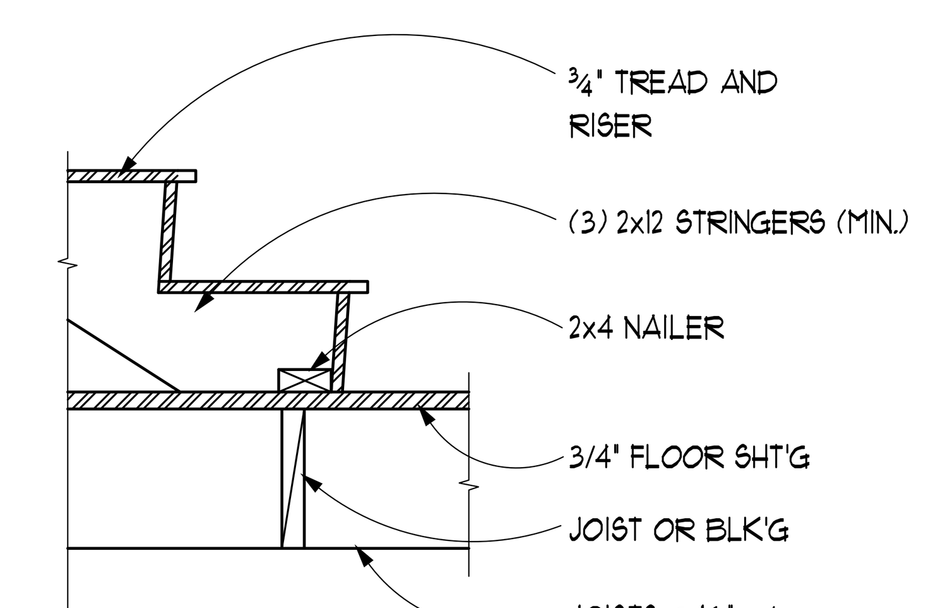
STAIR AT FLOOR CONNECTIONS



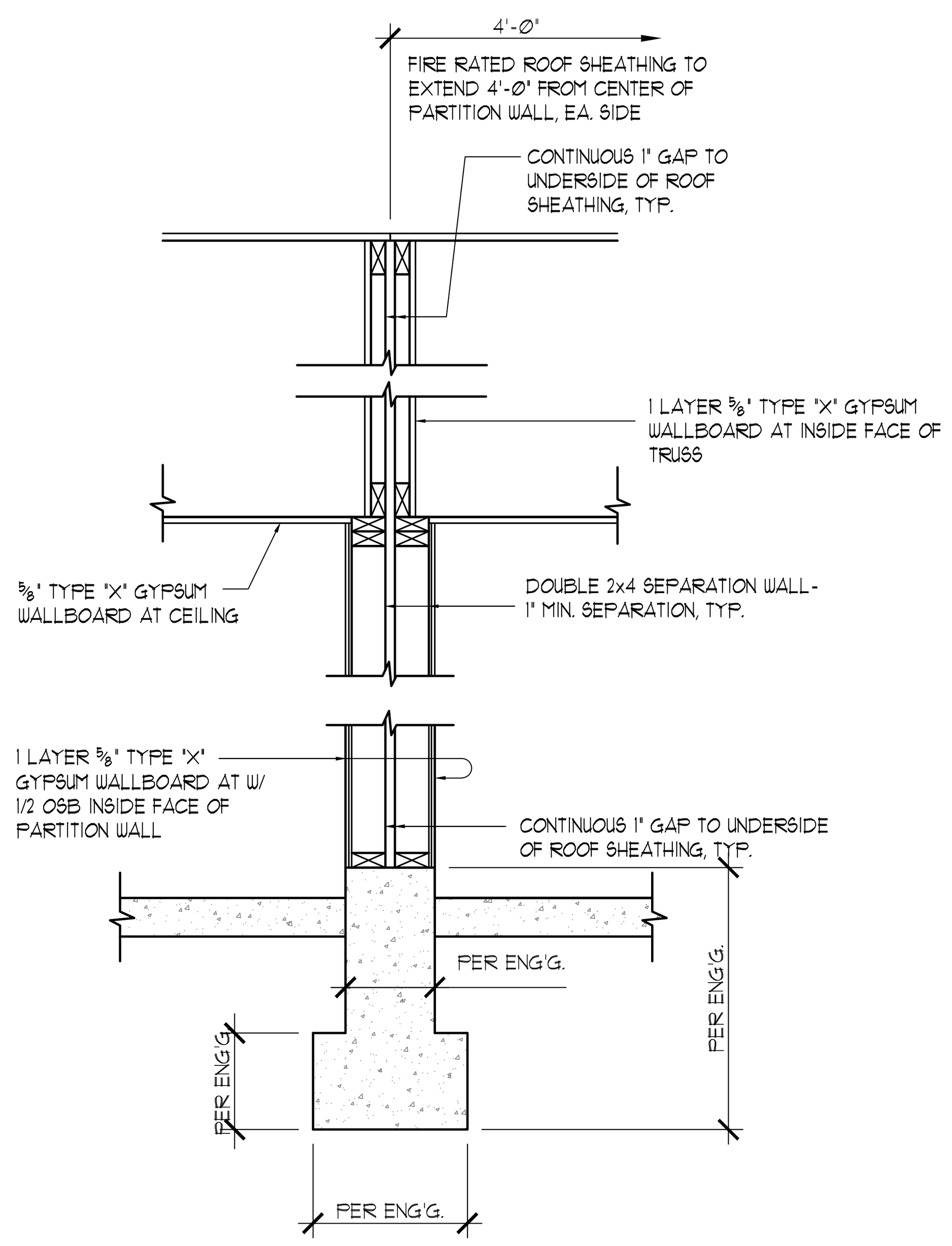
STAIR AT LANDING CONN.



GUARD & STAIR REQUIREMENTS



STAIR AT WOOD FLOOR CONN.



1 HOUR RATED PARTITION WALL ASEMBLY

SCALE: N.T.S. GA FILE NO. WP 5512

NOTE HORIZONTAL BRACING REQUIRED AT WALL MID- HEIGHT, TYP.

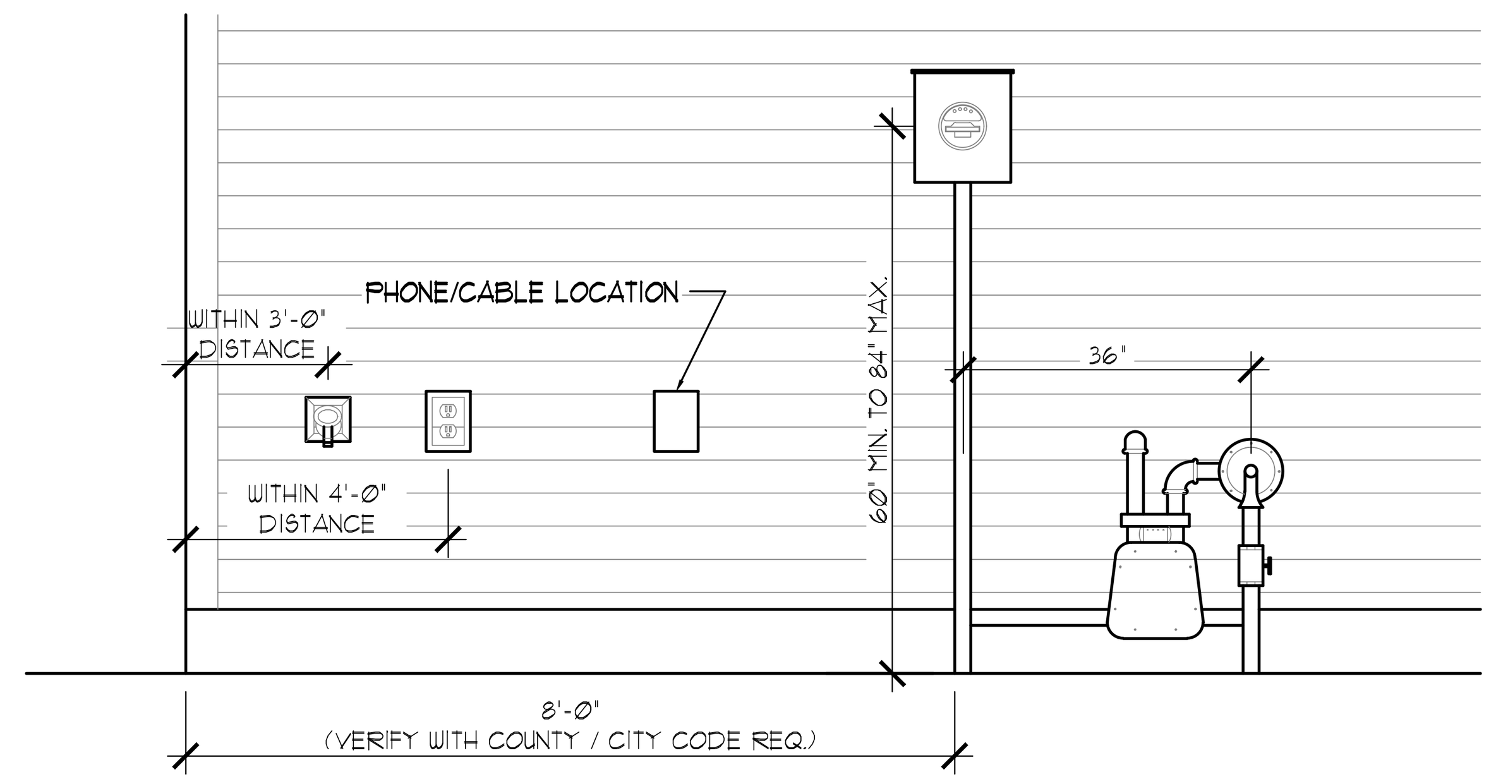
GA FILE NO. WP 5512 | GENERIC | 1 HOUR FIRE | 45 TO 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

ONE LAYER ⅝" TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW OF 2x4 WOOD STUDS 16" O.C. ON SEPARATE PLATES 1" APART WITH 6d COATED NAILS, 1⅞" LONG, 0.0915" SHANK, ¼" HEADS, 7" O.C.

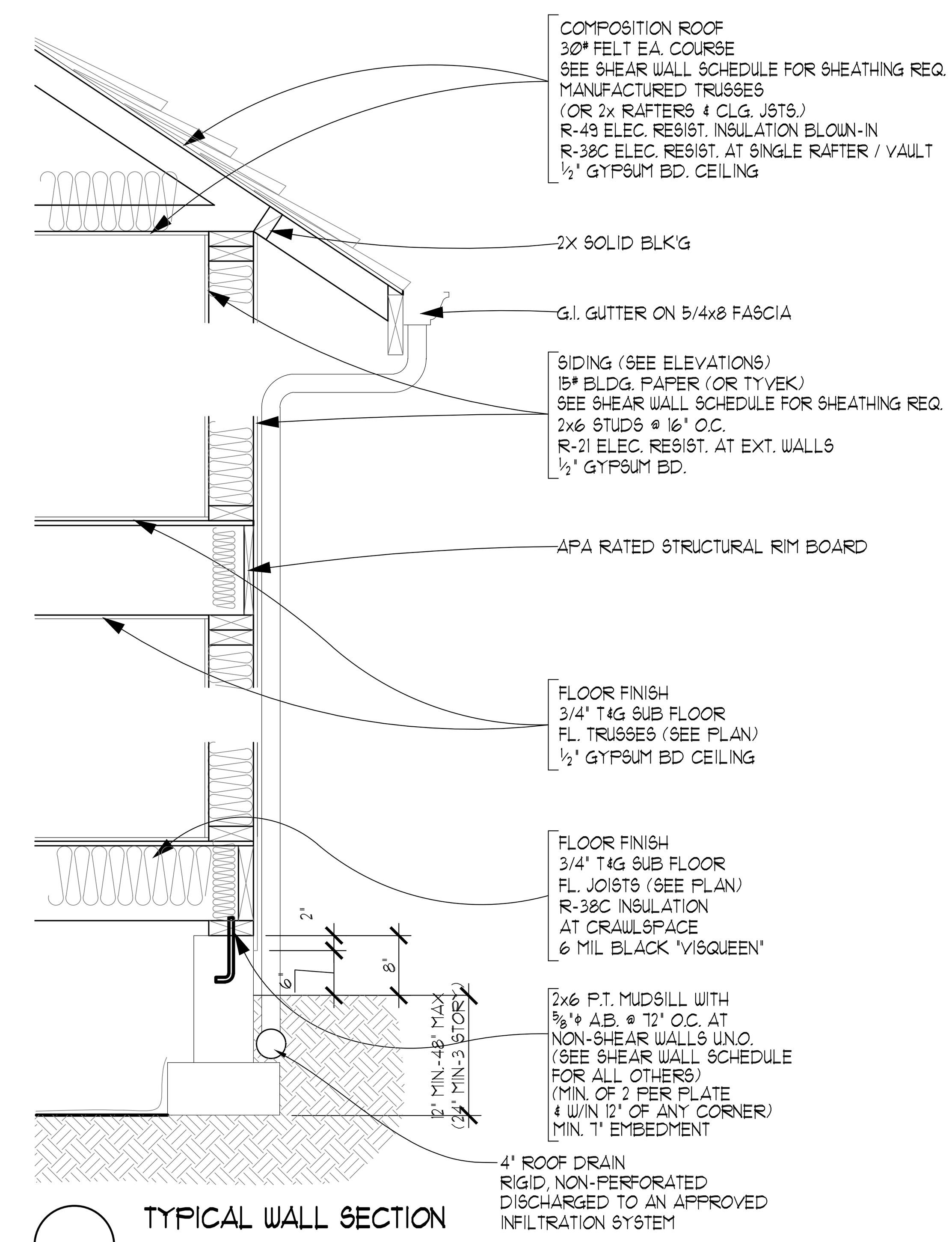
JOINTS STAGGERED 16" ON OPPOSITE SIDES. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. (LOAD BEARING)

THICKNESS: 9¼"
APPROX. WEIGHT: 8 PSF
FIRE TEST: SEE WP 3605
UL R1319-4, -6, 6-17-52
UL R2717-39, 1-20-66
UL R3501-52, 3-15-66, UL DESIGN U305
ULC DESIGN W301)
UL R4024, 10-31-68
SOUND TEST: NRCC TL-93-261, IRC-IR-761, 3/98



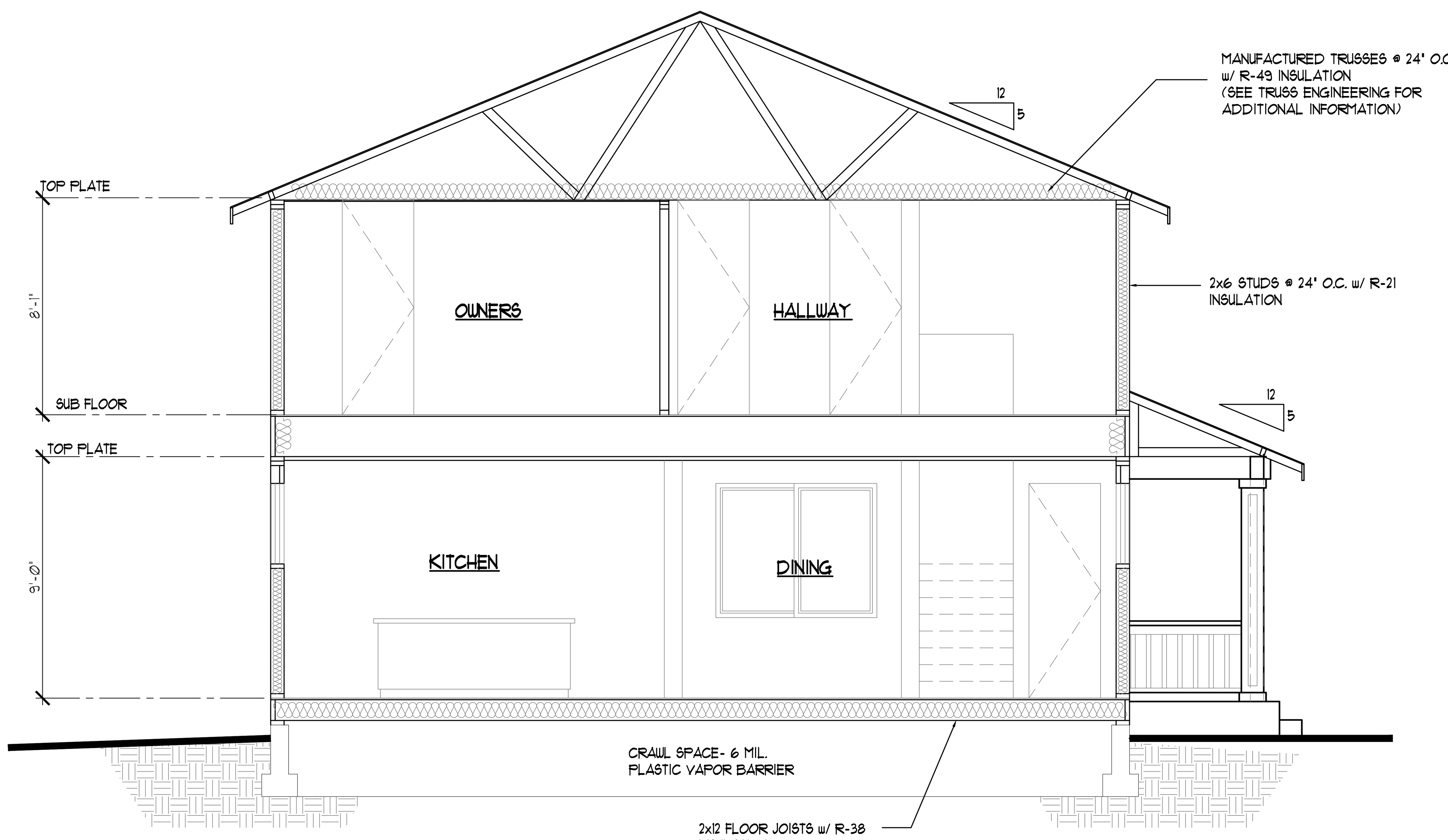
POWER METER & MISC. UTILITIES LOCATION DETAIL

N.T.S.



TYPICAL WALL SECTION

SCALE: N.T.S.



SECTION A

1/4"=1'-0"

Parcel number: 0419095003
Site Address:
433 43rd Ave. SW Puyallup, WA. 98373

Rueppell Home Design

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HC HOMES DUPLEX
Date: 04/11/23
Revision Date: 09/20/23
Drawn by: SM/BP
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[A-5]

ALL WORK SHALL BE IN ACCORDANCE WITH ALL CODES, RULES AND REGULATIONS OF GOVERNING AGENCIES AND SHALL COMPLY WITH THE REQUIREMENTS OF THE POWER SERVING AND TELEPHONE COMPANIES.

ALL EQUIPMENT INSTALLED OUTDOORS AND EXPOSED TO WEATHER SHALL BE "WEATHER-PROOF".

RECEPTACLES IN KITCHEN AND BATHROOMS SHALL BE INSTALLED ABOVE COUNTER TOP U.N.O. IN THE DRAWINGS.

PROVIDE MINIMUM TWO (2) 20 AMPERE SMALL APPLIANCE CIRCUITS AT THE KITCHEN, DINING ROOM AND/OR BREAKFAST AREAS.

PROVIDE GFI PROTECTION AT BATHROOMS, POWDER ROOMS, OUTDOOR RECEPTACLES, GARAGES AND WITHIN 6 FEET OF THE KITCHEN SINK.

RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY UNBROKEN WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE. A WALL SPACE SHALL INCLUDE ANY SPACE 2 FEET OR MORE IN WIDTH (INCLUDING SPACE MEASURED AROUND CORNERS) AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS, FIREPLACES, AND SIMILAR OPENINGS.

IN KITCHEN AND DINING AREAS AT LEAST ONE RECEPTACLE SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12 INCHES.

A RECEPTACLE SHALL BE INSTALLED IN USABLE WALL SPACE 2 FEET OR MORE IN WIDTH.

RECEPTACLES AND SWITCHES BACK TO BACK IN FIRE SEPARATION WALLS MUST MAINTAIN SEPARATE BAYS.

ALL EQUIPMENT AND MATERIALS FURNISHED AND INSTALLED UNDER THIS SECTION, SHALL BE GUARANTEED BY THE TRADE PARTNER FOR A PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE OF THE WORK.

PROVIDE TWO METHODS OF GROUNDING CLAMP AT HOSEBIBB

ONE ADDITIONAL #4 BAR, 20-FEET LONG IN FOOTING AT ELECTRICAL METER LOCATION FOR UFFER GROUND.

RECEPTACLE OUTLETS FOR RANGES AND CLOTHES DRYERS SHALL BE A 3-POLE WITH GROUND TYPE. FOURWIRE, GROUNDING-TYPE FLEXIBLE CORDS WILL BE REQUIRED FOR CONNECTION OF RANGES AND CLOTHES DRYERS. THE BONDING JUMPER SHALL NOT BE CONNECTED BETWEEN THE NEUTRAL TERMINAL AND THE FRAME OF THE APPLIANCE.

PROVIDE A MIN. OF TWO 20-AMPERE-RATED BRANCH CIRCUITS FOR RECEPTACLES LOCATED IN THE KITCHEN, PANTRY, BREAKFAST, AND DINING AREAS, A SEPARATE 20-AMPERE-RATED BRANCH CIRCUIT TO THE LAUNDRY, AND A SPEARATE 20-AMPERE-RATED BRANCH CIRCUIT FOR BATHROOM RECEPTACLE(S).

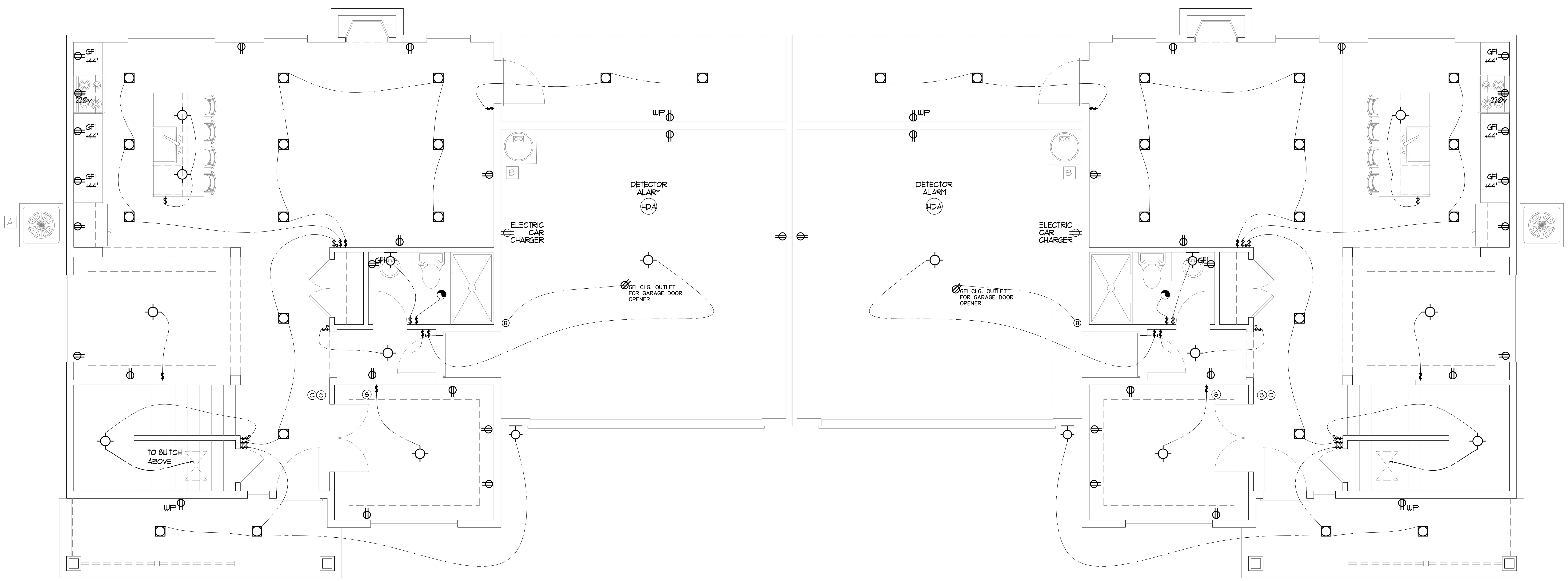
PER IRC E3902.16, ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE 15 OR 20 AMPEREE OUTLETS INSTALLED IN DWELLING SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.

PANEL AND CIRCUIT BREAKERS SHALL BE INSPECTED. 2--5 NEC 210-12, (a) AND (b), ARC-FAULT CIRCUIT INTERRUPTER PROTECTION.

ELECTRICAL LEGEND

SINGLE POLE SWITCH	STANDARD CEILING MOUNT LIGHT OUTLET
3 POLE SWITCH	PORCELAIN SOCKET FIXTURE
4 POLE SWITCH	FLUORESCENT CEILING MOUNT LIGHT OUTLET
SINGLE POLE OCCUPANCY SENSOR	WALL MOUNTED STANDARD LIGHT FIXTURE
SINGLE POLE SWITCH W/ MOTION SENSOR	WALL MOUNTED FLUORESCENT LIGHT FIXTURE
TIMER SWITCH	RECESSED CFL CAN LIGHT
LOW VOLTAGE SWITCH	RECESSED FLUORESCENT CAN LIGHT
DUPLEX RECEPTACLE OUTLET	RECESSED DIRECTIONAL CAN LIGHT
SPLIT WIRE DUPLEX OUTLET	KICK LIGHT
GROUND FAULT INTERCEPT OUTLET	EXHAUST FAN
30 AMP 220 VOLT ELECTRIC CAR OUTLET	COMBINATION RECESSED CAN & EXHAUST FAN
220v OUTLET	THERMOSTAT
A/C DISCONNECT	JUNCTION BOX
FLOOR RECEPTACLE	LOW VOLTAGE ADDRESS LIGHT
PUSH BUTTON	BOX FLUORESCENT, REFER TO PLAN FOR SIZE
CHIMES	GFI CLG. OUTLET FOR GARAGE DOOR OPENER — GARAGE DOOR OUTLET
TELEPHONE	
TELEVISION ANTENNA (STRUCTURED WIRING INSTALLED AT TELEVISION LOCATION)	
SMOKE DETECTOR - PERMANENTLY WIRED AND INTERCONNECTED	CEILING FAN OUTLET (BLOCKED)
COMBO CARBON MONOXIDE / SMOKE DETECTOR	

V.T.O. = VENT TO OUTSIDE; W.H.F. = WHOLE HOUSE FAN; VP = VAPOR PROOF; WP = WATER PROOF; CH = CHANDELIER; P = PENDANT



MAIN FLOOR ELECTRICAL PLAN

1/4"=1'-0"

5 MIN. AIR EXCHANGE CEILING FANS PER PLAN

110 VOLT SMOKE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP

Rueppell Home Design

Plan: 1864-1864
HC HOMES DUPLEX
Date: 04/11/23
Revision Date: 09/20/23
Drawn by: SM/BP
Phone: (253) 297-8040

[A-6]

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$3	3 POLE SWITCH	KL	PORCELAIN SOCKET FIXTURE
$4	4 POLE SWITCH	F	FLUORESCENT CEILING MOUNT LIGHT OUTLET
$OS	SINGLE POLE OCCUPANCY SENSOR		WALL MOUNTED STANDARD LIGHT FIXTURE
$M	SINGLE POLE SWITCH W/ MOTION SENSOR	F	WALL MOUNTED FLUORESCENT LIGHT FIXTURE
$T	TIMER SWITCH		RECESSED CFL CAN LIGHT
$LV	LOW VOLTAGE SWITCH	F	RECESSED FLUORESCENT CAN LIGHT
	DUPLEX RECEPTACLE OUTLET		RECESSED DIRECTIONAL CAN LIGHT
	SPLIT WIRE DUPLEX OUTLET		KICK LIGHT
GFI	GROUND FAULT INTERCEPT OUTLET		EXHAUST FAN
	30 AMP 220 VOLT ELECTRIC CAR OUTLET		COMBINATION RECESSED CAN & EXHAUST FAN
	220v OUTLET	T	THERMOSTAT
	A/C DISCONNECT	J	JUNCTION BOX
	FLOOR RECEPTACLE		LOW VOLTAGE ADDRESS LIGHT
B	PUSH BUTTON		BOX FLUORESCENT, REFER TO PLAN FOR SIZE
DB	CHIMES	GFI CLG. OUTLET FOR GARAGE DOOR OPENER	GARAGE DOOR OUTLET
	TELEPHONE		
	TELEVISION ANTENNA (STRUCTURED WIRING INSTALLED AT TELEVISION LOCATION)		
S	SMOKE DETECTOR - PERMANENTLY WIRED AND INTERCONNECTED		CEILING FAN OUTLET (BLOCKED)
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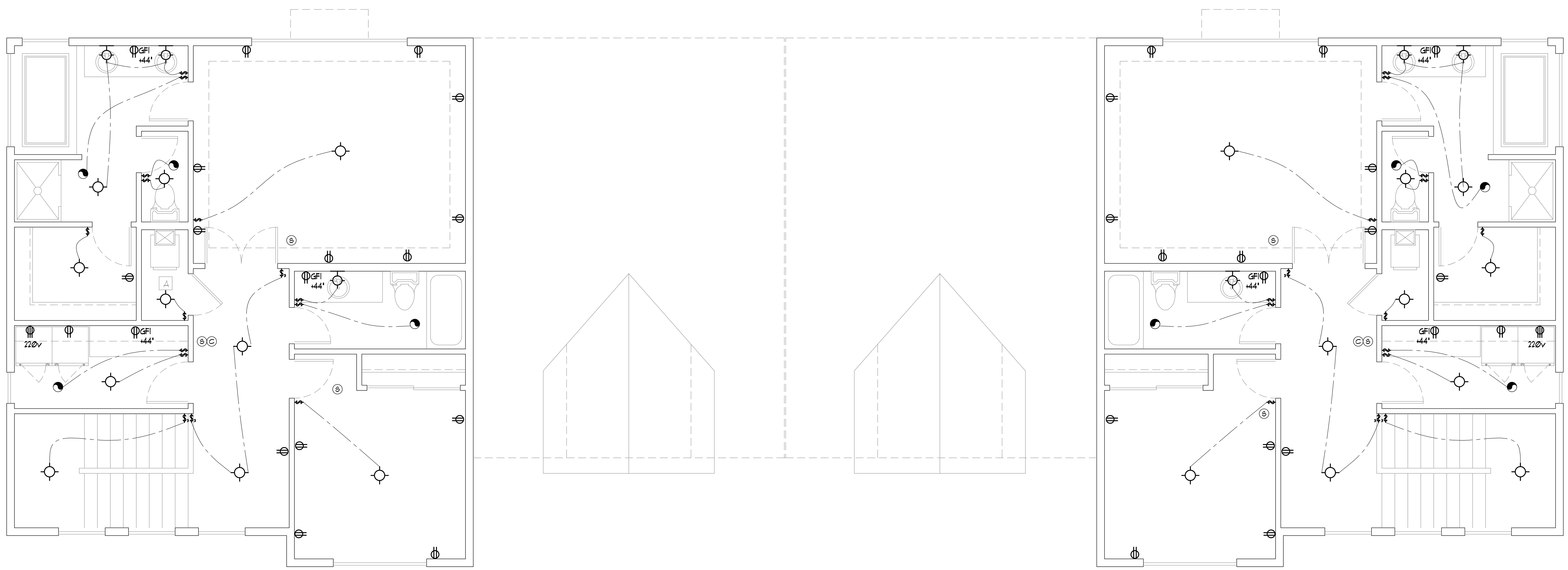

UPPER FLOOR ELECTRICAL PLAN

1/4"=1'-0"

5 MIN. AIR EXCHANGE CEILING FANS PER PLAN

110 VOLT SMOKE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP

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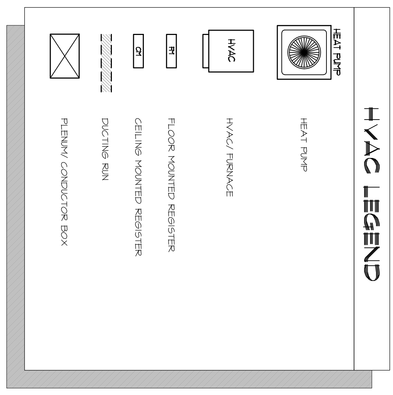
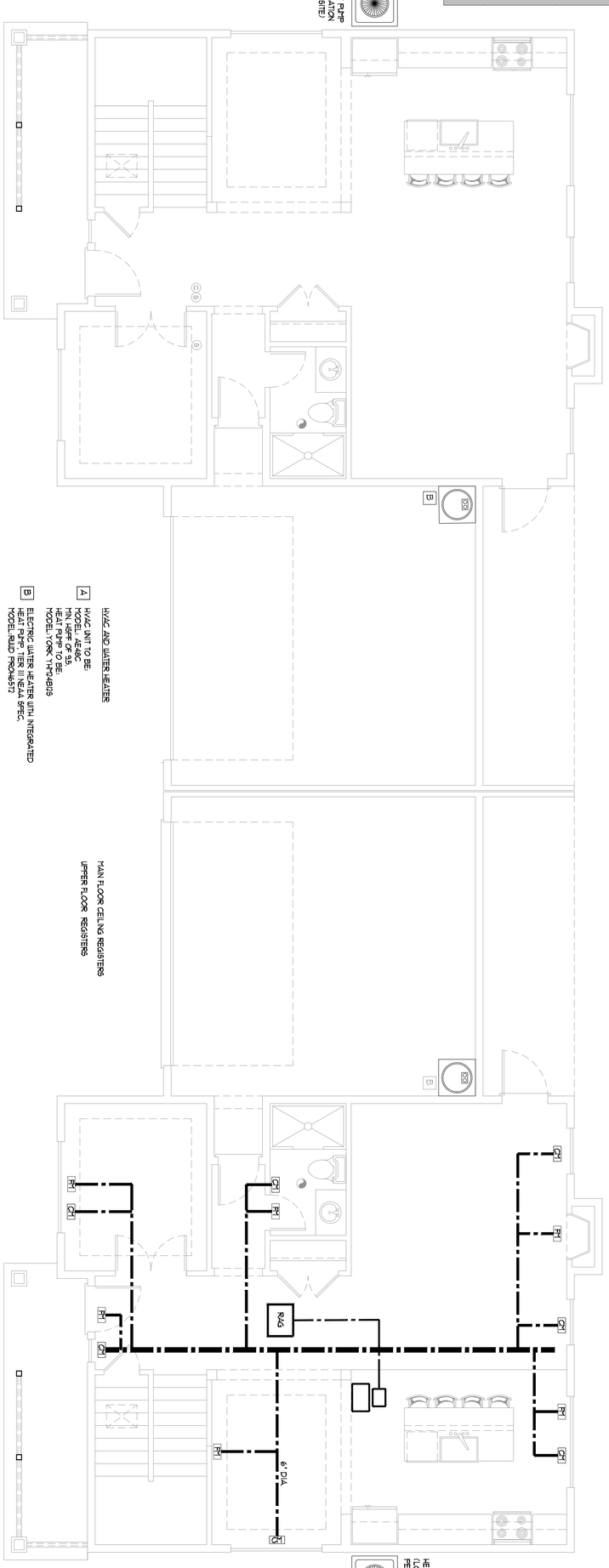
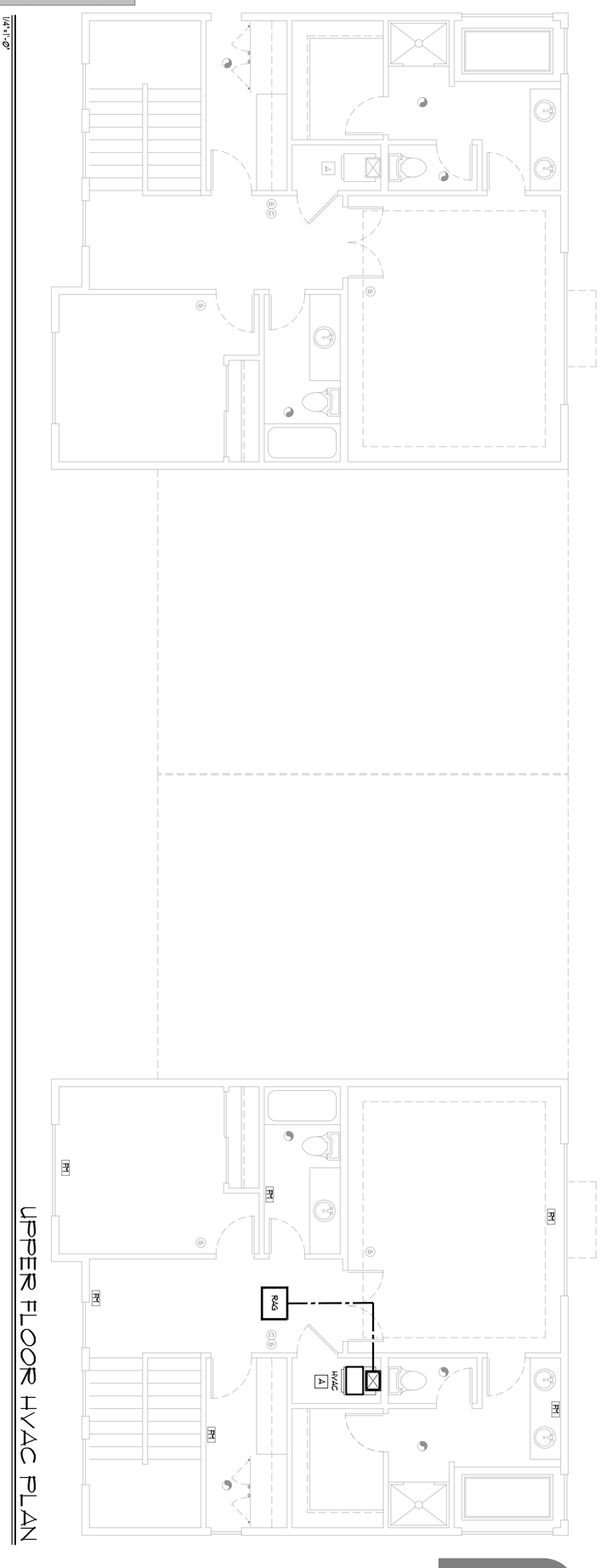
[A-7]







[A-8]

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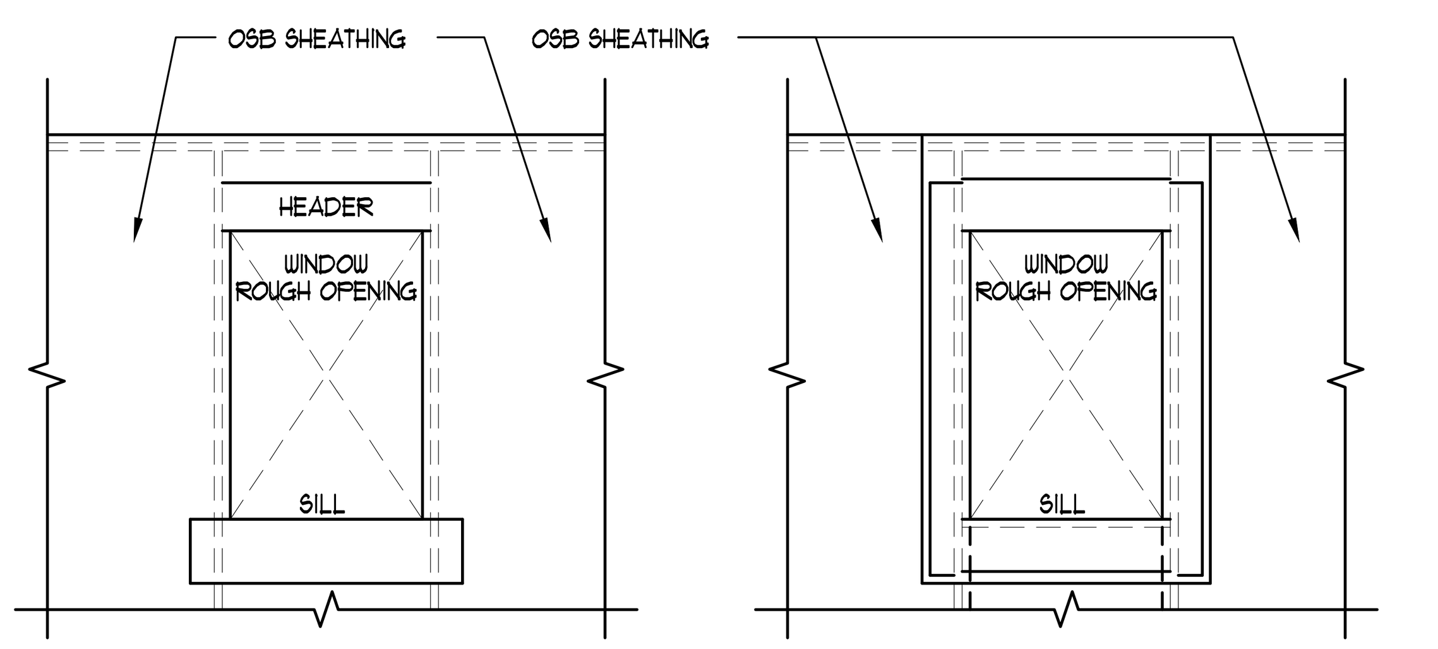
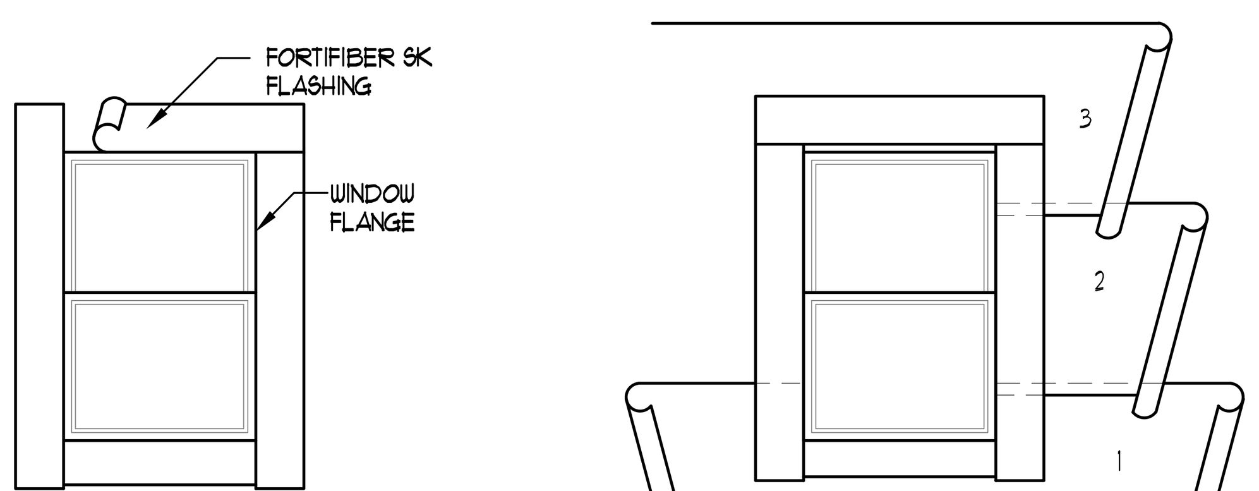
Rueppell
Home Design



ATTACH A SILL STRIP OF FLASHING MATERIAL AT LEAST 12" WIDE WITH THE TOP EDGE EVEN WITH THE TOP EDGE OF THE ROUGH SILL. EXTEND THIS SILL STRIP AT LEAST 12" BEYOND THE EDGE OF THE ROUGH OPENING FOR WINDOW. ATTACH FLASHING WITH GALVANIZEDROOFING NAILS OR RUST-RESISTANT STAPLES.

AFTER SILL STRIP IS IN PLACE, ATTACH JAMB STRIPS INSIDE OF OPENING AT LEAST 12" WIDE WITH INSIDE EDGE OF FLASHING EVEN WITH EDGE OF WINDOW OPENING. START JAMB STRIPS 1" BELOW THE SILL STRIP AND EXTEND JAMB STRIPS 6" ABOVE THE LOWER EDGE OF THE HEADER TOP OF WINDOW OPENINGS.

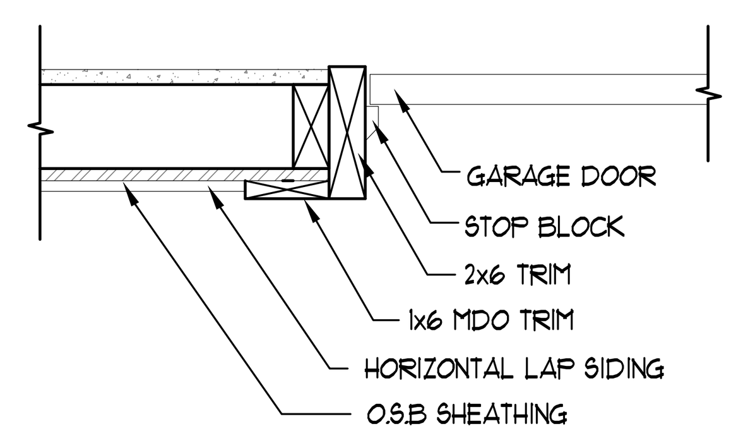


APPLY A BEAD OF CAULKING TO THE BACK SURFACES OF THE WINDOW, THEN PLACE THE WINDOW INTO THE ROUGH OPENING WITH FLANGES OVER THE INSTALLED FLASHING STRIPS. AFTER WINDOW IS PLACED, INSTALL THE HEAD FLASHING OVER THE WINDOW FLANGE. THIS IS ANOTHER STRIP OF FLASHING AT LEAST 12" WIDE.

STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY WATER RESISTANT PAPER UNDER THE SILL STRIP. CUT ANY EXCESS WATER RESISTANT PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING, (SHOWN IN DIAGRAM AS SHORT DASHED LINES). INSTALL SUCCEEDING COURSESOF WATER RESISTANT PAPER OVER JAMB AND HEAD FLANGES IN SHINGLE-BOARD FASHION.

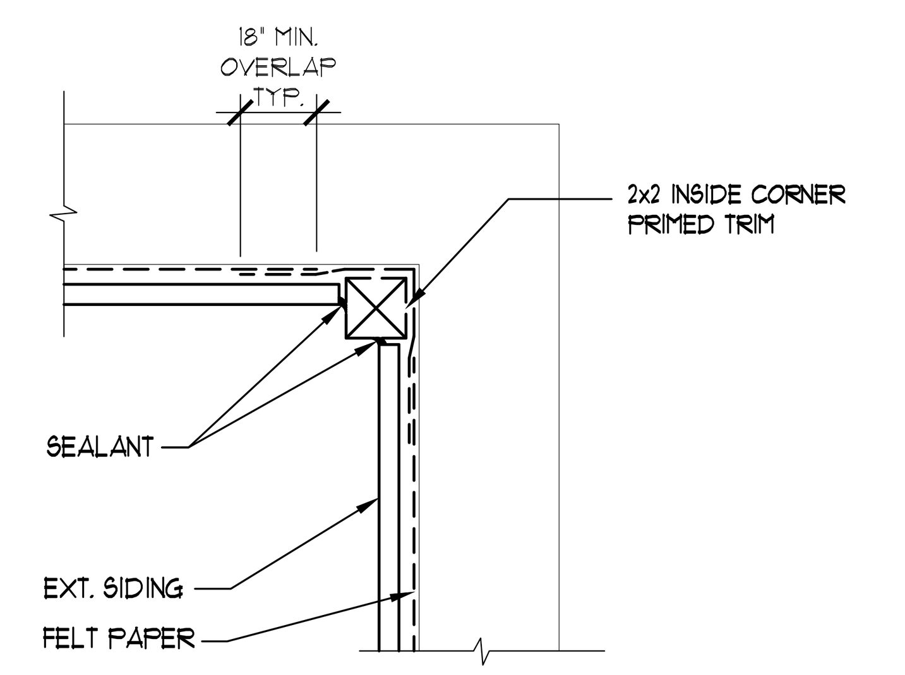
1 WINDOW FLASHING DETAIL

N.T.S.



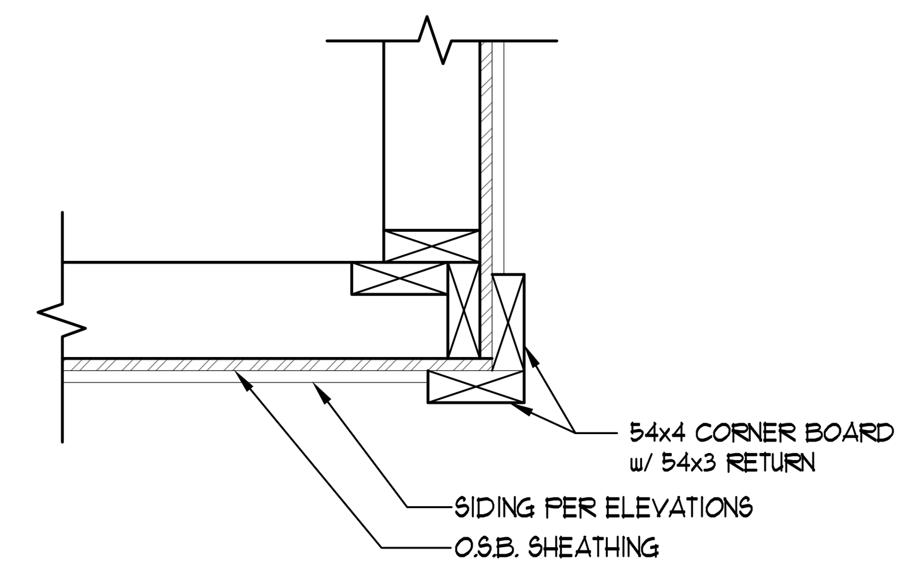
3 GARAGE DOOR TRIM DETAIL

N.T.S.



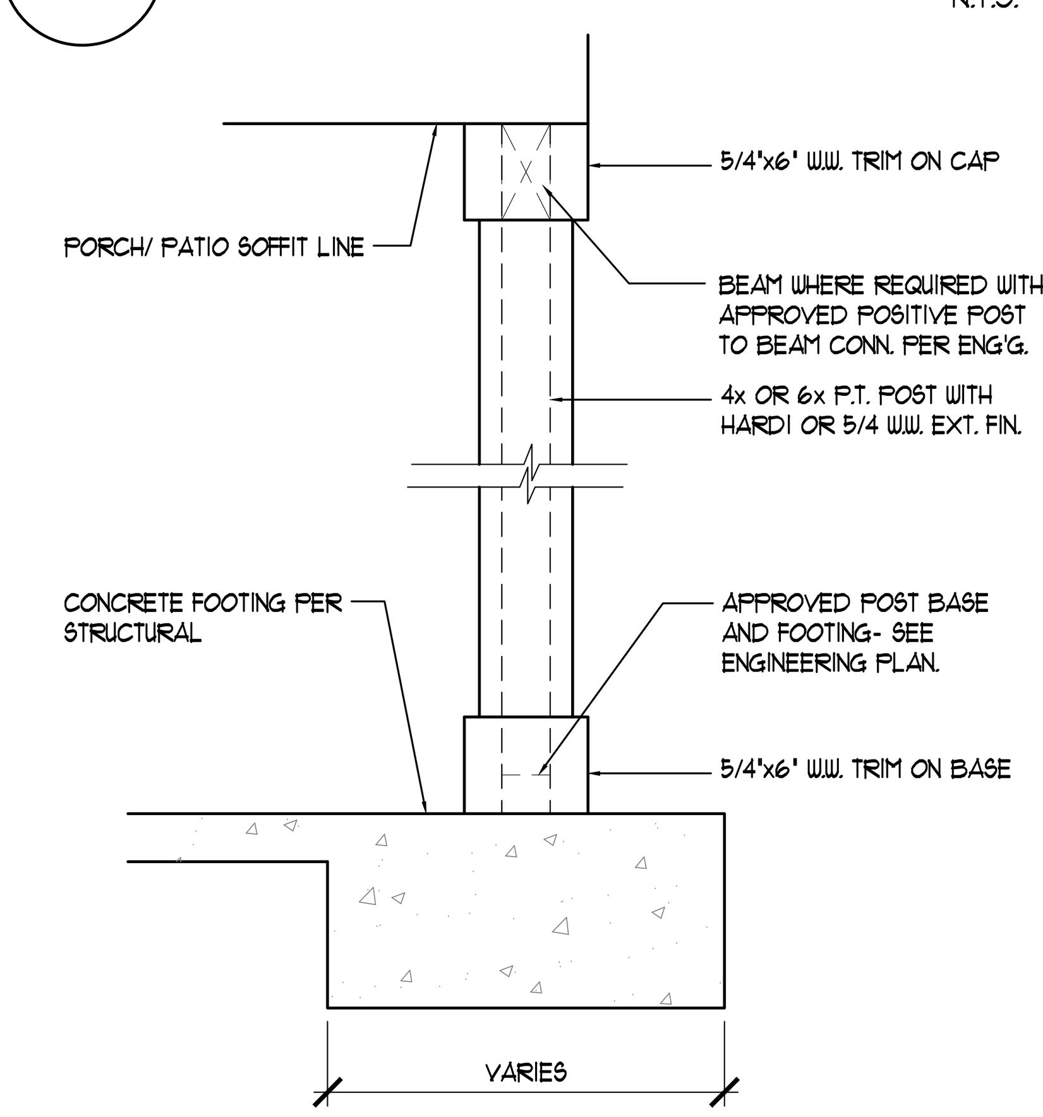
4 INSIDE CORNER TRIM DETAIL

N.T.S.



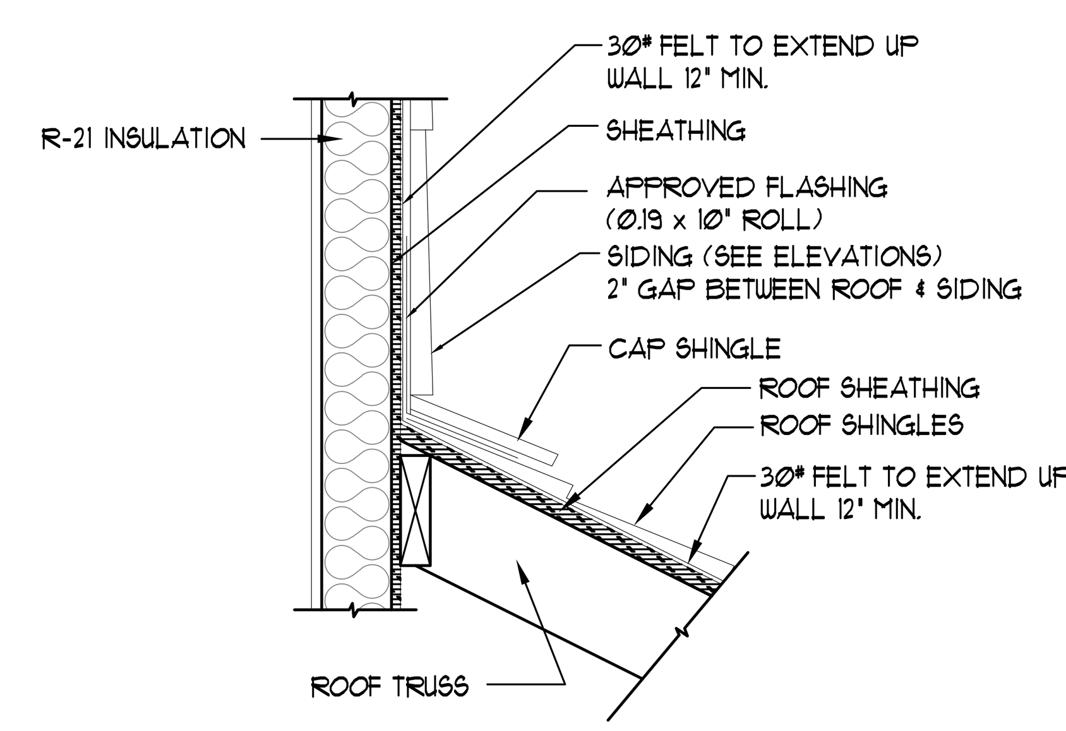
5 CORNER TRIM DETAIL

N.T.S.



8 WRAP POST DETAIL

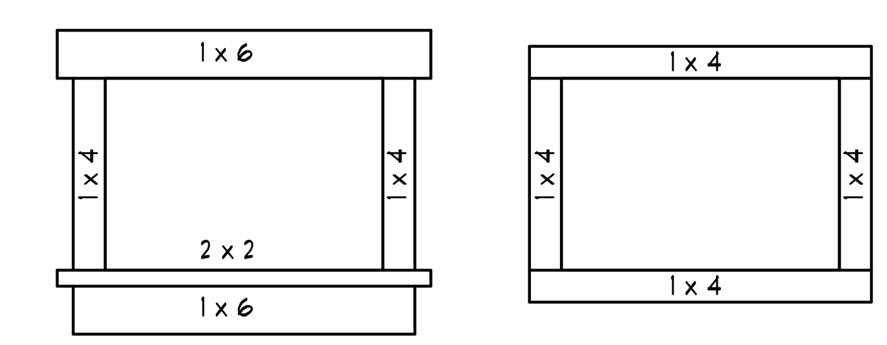
N.T.S.



NOTE: ALL EXPOSED FASTENERS TO BE SEALED

9 ROOF/WALL FLASHING DETAIL

N.T.S.



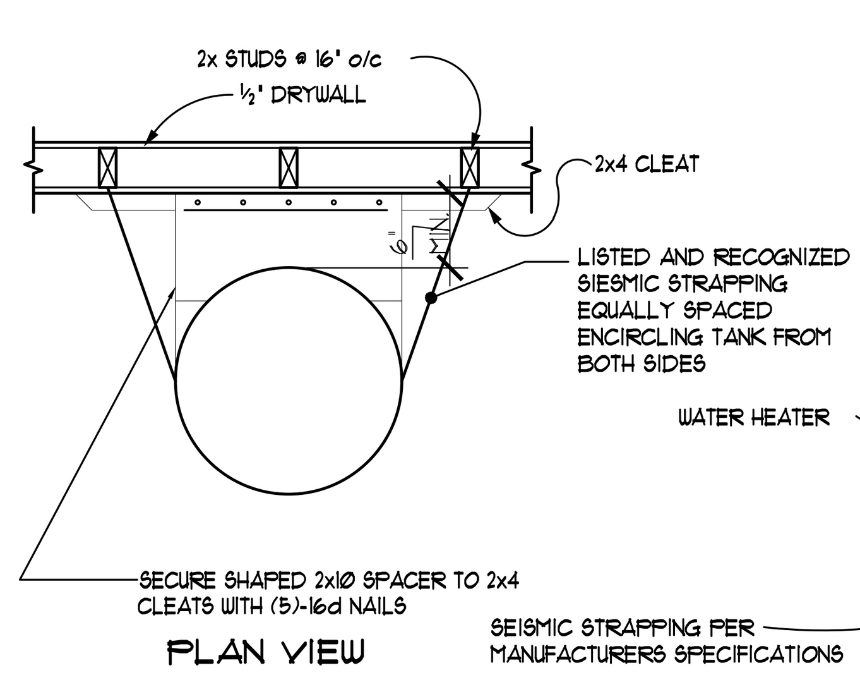
FRONT ELEVATION

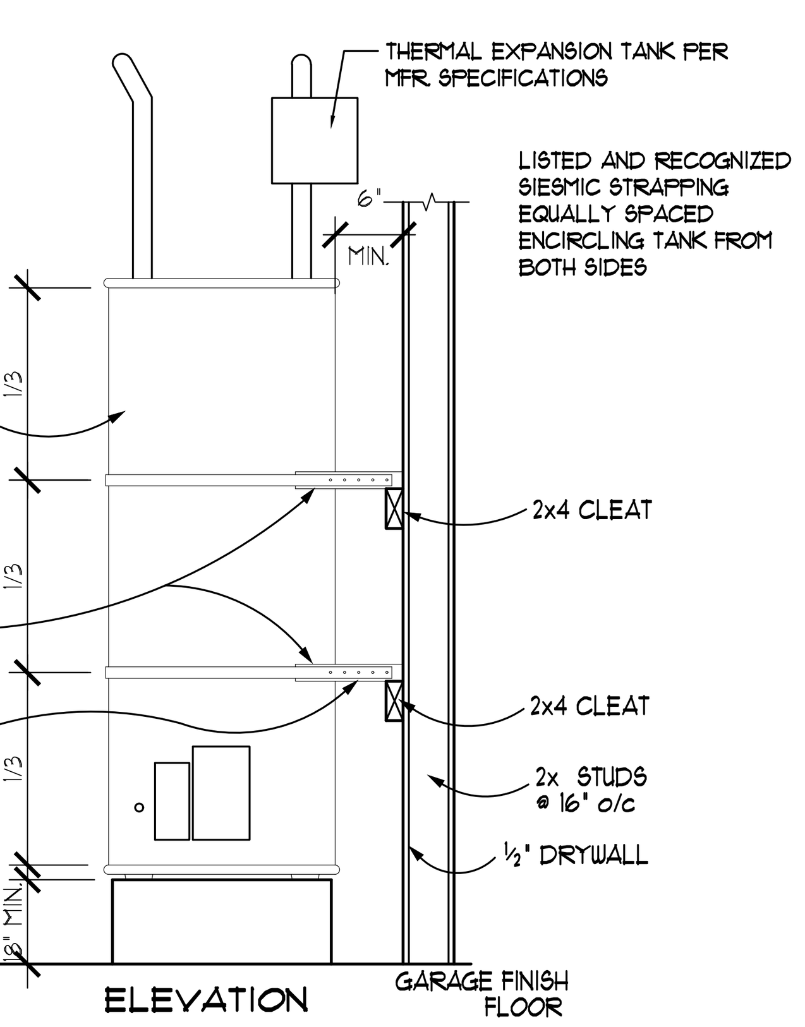
SIDE & BACK ELEVATIONS

10 WINDOW TRIM DETAIL

NOTE: ALL FRONT EXTERIOR TRIM FIN. ARE TO BE MDO (MEDIUM DENSITY OVERLAY).

N.T.S.



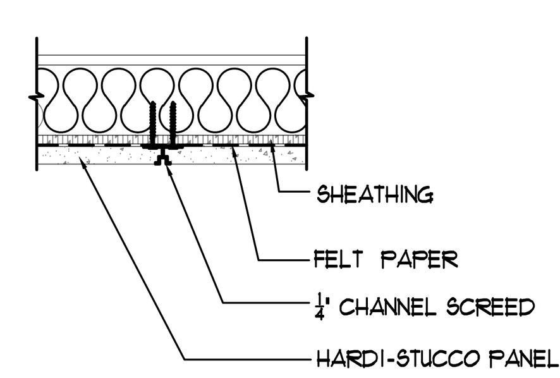


✲ SHAPED 2x10 SPACERS WILL BE CUT TO INSURE A TIGHT FIT TO WATER HEATER

✲ WATER HEATER STAPS WILL RESIST LATERAL FORCES EQUAL TO 100% OF GRAVITY LOADING

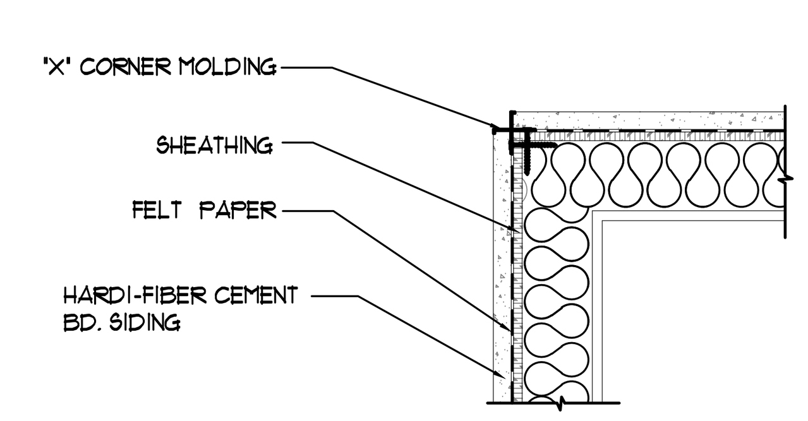
11 WATER HEATER SEISMIC STRAPPING

N.T.S.



12 1/4 CHANNEL SCREED

N.T.S.



13 "X" CORNER MOLDING DETAIL

N.T.S.

Rueppell Home Design

Plan: 1864-1864
HC HOMES DUPLEX
Date: 04/11/23
Revision Date: 09/20/23
Drawn by: SM/BP
Phone: (253) 297-8040

[D-1]

Units - A&B

Window, Skylight and Door Schedule

Project Information
Plan 1864
HC Homes Duplex

Contact Information
Rueppell, Inc
253.251.2501

	Ref.	U-factor	Qt.	Width Feet	Inch	Height Feet	Inch	Area	UA
Exempt Swinging Door (24 sq. ft. max.)								0.0	0.00
Exempt Glazed Fenestration (15 sq. ft. max.)								0.0	0.00

Vertical Fenestration (Windows and doors)

Component Description	Ref.	U-factor	Qt.	Width Feet	Inch	Height Feet	Inch	Area	UA
FOYER		0.28	1	1	6	6		9.0	2.52
DEN		0.28	1	6		5		30.0	8.40
DINING		0.28	1	6		5		30.0	8.40
KITCHEN		0.28	1	6		5		30.0	8.40
FAMILY		0.28	2	3		5		30.0	8.40
ENTRY		0.28	1	3		8		24.0	6.72
HALLWAY		0.28	1	2		8		16.0	4.48
								0.0	0.00
BEDROOM		0.28	1	6		4		24.0	6.72
STAIR		0.28	3	3		4		36.0	10.08
UTILITY		0.28	1	2		4		8.0	2.24
BATH		0.28	1	6		4		24.0	6.72
BATH		0.28	1	3		4		12.0	3.36
OWNER'S SUITE		0.28	1	10		4		40.0	11.20
FAMILY		0.28	1	3		8		24.0	6.72
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00

	Area	UA
Sum of Vertical Fenestration Area and UA	337.0	94.36
Vertical Fenestration Area Weighted U = UA/Area		0.28

Overhead Glazing (Skylights)

Component Description	Ref.	U-factor	Qt.	Width Feet	Inch	Height Feet	Inch	Area	UA
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00

	Area	UA
Sum of Overhead Glazing Area and UA	0.0	0.00
Overhead Glazing Area Weighted U = UA/Area		0.00
***Total Sum of Fenestration Area and UA** (for heating system sizing calculations)*	337.0	94.36

Units - A&B

Simple Heating System Size: Washington State

This heating system sizing calculator is based on the Prescriptive Requirements of the 2018 Washington State Energy Code (WSEC) and ACCA Manuals J and S. This tool will calculate heating loads only. ACCA procedures for sizing cooling systems should be used to determine cooling loads.

Please complete the green drop-downs and boxes that are applicable to your project. As you make selections in the drop-downs for each section, some values will be calculated for you. If you do not see the selection you need in the drop-down options, please contact the WSU Energy Program at energycode@energy.wsu.edu or (360) 956-2042 for assistance.

Project Information
Plan 1864
HC Homes Duplex

Contact Information
Rueppell Homes Design
(253)297-8040

Heating System Type: ○ All Other Systems ● Heat Pump

To see detailed instructions for each section, place your cursor on the word "Instructions"

Design Temperature
Instructions: Puyallup
Design Temperature Difference (ΔT): 51
ΔT = Indoor (70 degrees) - Outdoor Design Temp

Area of Building
Conditioned Floor Area
Instructions: Conditioned Floor Area (sq ft): 1,864
Average Ceiling Height
Instructions: Average Ceiling Height (ft): 9.0
Conditioned Volume: 16,776

	Selection	U-Factor / F-Factor	X	Area / Length	=	UA
Glazing and Doors	U-0.28	0.280	X	337	=	94.36
Skylights		0.50	X		=	---
Insulation – Attic	R-49	0.026	X	971	=	25.25
Single Rafter or Joist Vaulted Ceilings	Select R-Value	No selection	X			---
Above Grade Walls *(see Figure 1)*	R-21 Intermediate	0.056	X	1,527		85.51
Floors	R-38	0.025	X	971		24.28
Below Grade Walls *(see Figure 1)*	Select R-value	No selection	X			---
Slab Below Grade *(see Figure 1)*	Select conditioning	No selection (F-Factor)	X	(Length)		---
Slab on Grade *(see Figure 1)*	Select R-Value	No selection (F-Factor)	X	(Length)		---

Location of Ducts
Instructions: Unconditioned Space
Duct Leakage Coefficient 1.10

Figure 1.

Sum of UA	229.39	
Envelope Heat Load *Sum of UA x ΔT*	11,699	Btu / Hour
Air Leakage Heat Load *Volume x 0.6 x ΔT x 0.018*	9,240	Btu / Hour
Building Design Heat Load *Air leakage + envelope heat loss*	20,939	Btu / Hour
Building and Duct Heat Load *Ducts in unconditioned space: sum of building heat loss x 1.10* *Ducts in conditioned space: sum of building heat loss x 1*	23,033	Btu / Hour
Maximum Heat Equipment Output *Building and duct heat loss x 1.40 for forced air furnace* *Building and duct heat loss x 1.25 for heat pump*	28,791	Btu / Hour

(07/01/13)

Units - A&B

2018 Washington State Energy Code – Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Single Family – New & Additions (effective February 1, 2021)

Each dwelling unit ***in a residential building*** shall comply with sufficient options from Table R406.2 (fuel normalization credits) and Table 406.3 (energy credits) to achieve the following minimum number of credits. To claim this credit, the building permit drawings shall specify the option selected and the maximum tested building air leakage, and show the qualifying ventilation system and its control sequence of operation.

1. **Small Dwelling Unit: 3 credits**
   Dwelling units less than 1,500 sf in conditioned floor area with less than 300 sf of fenestration area.
   Additions to existing building that are greater than 500 sf of heated floor area but less than 1,500 sf.
2. **Medium Dwelling Unit: 6 credits**
   All dwelling units that are not included in #1 or #3
3. **Large Dwelling Unit: 7 credits**
   Dwelling units exceeding 5,000 sf of conditioned floor area
4. **Additions less than 500 square feet: 1.5 credits**
   All other additions shall meet 1-3 above

Before selecting your credits on this Summary table, review the details in Table 406.3 (Single Family), on page 4.

Summary of Table R406.2

Heating Options	Fuel Normalization Descriptions	Credits - select ONE heating option		User Notes
1	Combustion heating minimum NAECA[b]	0.0	☐	
2	Heat pump[c]	1.0	☒	
3	Electric resistance heat only - furnace or zonal	-1.0	☐	
4	DHP with zonal electric resistance per option 3.4	0.5	☐	
5	All other heating systems	-1.0	☐	
Energy Options	**Energy Credit Option Descriptions**	**Credits - select ONE energy option from each category [d]**		
1.1	Efficient Building Envelope	0.5	☐	
1.2	Efficient Building Envelope	1.0	☐	
1.3	Efficient Building Envelope	0.5	☒	
1.4	Efficient Building Envelope	1.0	☐	
1.5	Efficient Building Envelope	2.0	☐	
1.6	Efficient Building Envelope	3.0	☐	
1.7	Efficient Building Envelope	0.5	☐	
2.1	Air Leakage Control and Efficient Ventilation	0.5	☒	
2.2	Air Leakage Control and Efficient Ventilation	1.0	☐	
2.3	Air Leakage Control and Efficient Ventilation	1.5	☐	
2.4	Air Leakage Control and Efficient Ventilation	2.0	☐	
3.1[a]	High Efficiency HVAC	1.0	☐	
3.2	High Efficiency HVAC	1.0	☒	
3.3[a]	High Efficiency HVAC	1.5	☐	
3.4	High Efficiency HVAC	1.5	☐	
3.5	High Efficiency HVAC	1.5	☐	
3.6[a]	High Efficiency HVAC	2.0	☐	
4.1	High Efficiency HVAC Distribution System	0.5	☐	
4.2	High Efficiency HVAC Distribution System	1.0	☒	

Prescriptive Path – Single Family 2018 Washington State Energy Code-R 2

2018 Washington State Energy Code – Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Single Family – New & Additions (effective February 1, 2021)

These requirements apply to all IRC building types, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses).

Project Information	*Contact Information*
HC Homes Duplex	Rueppell Homes Design
	253-297-8040

Instructions: This single-family project will use the requirements of the Prescriptive Path below and incorporate the minimum values listed. Based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.

Provide all information from the following tables as building permit drawings: Table R402.1 - Insulation and Fenestration Requirements by Component, Table R406.2 - Fuel Normalization Credits and 406.3 - Energy Credits.

Authorized Representative	Benny Pascual Digitally signed by Benny Pascual Date: 2022.03.10 07:53:28 -08'00'	*Date*	03/18/2021

All Climate Zones (Table R402.1.1)

	R-Value [a]	U-Factor [a]
Fenestration U-Factor [b]	n/a	0.30
Skylight U-Factor [b]	n/a	0.50
Glazed Fenestration SHGC [b,e]	n/a	n/a
Ceiling [e]	49 [j]	0.026
Wood Frame Wall [g,h]	21 int	0.056
Floor	30	0.029
Below Grade Wall [c,h]	10/15/21 int + TB	0.042
Slab [d,f] R-Value & Depth	10, 2 ft	n/a

a	*R*-values are minimums. *U*-factors and SHGC are maximums. When insulation is installed in a cavity that is less than the label or design thickness of the insulation, the compressed *R*-value of the insulation from Appendix Table A101.4 shall not be less than the *R*-value specified in the table.
b	The fenestration *U*-factor column excludes skylights.
c	"10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.
d	R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.
e	For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.
f	R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.
g	For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for *climate zone* 5 of ICC 400.
h	Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78% of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.

Prescriptive Path – Single Family 2018 Washington State Energy Code-R 1

2018 Washington State Energy Code – Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Single Family – New & Additions (effective February 1, 2021)

Summary of Table R406.2 (cont.)

Energy Options	Energy Credit Option Descriptions (cont.)	Credits - select ONE energy option from each category [d]		User Notes
5.1[d]	Efficient Water Heating	0.5	☐	
5.2	Efficient Water Heating	0.5	☐	
5.3	Efficient Water Heating	1.0	☐	
5.4	Efficient Water Heating	1.5	☐	
5.5	Efficient Water Heating	2.0	☒	
5.6	Efficient Water Heating	2.5	☐	
6.1[e]	Renewable Electric Energy (3 credits max)	1.0		
7.1	Appliance Package	0.5	☐	
	Total Credits		6.0	CLEAR FORM

a. An alternative heating source sized at a maximum of 0.5 W/sf (equivalent) of heated floor area or 500 W, whichever is bigger, may be installed in the dwelling unit.
b. Equipment listed in Table C403.3.2(4) or C403.3.2(5)
c. Equipment listed in Table C403.3.2(1) or C403.3.2(2)
d. You cannot select more than one option from any category EXCEPT in category 5. Option 5.1 may be combined with options 5.2 through 5.6. See Table 406.3.
e. 1.0 credit for each 1,200 kWh of electrical generation provided annually, up to 3 credits max.
See the complete Table R406.2 for all requirements and option descriptions.

Please print only pages 1 through 3 of this worksheet for submission to your building official.

Prescriptive Path – Single Family 2018 Washington State Energy Code-R 3

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 AND ELECTRIC HEATING FURNACES.
LIQUIFIED 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 WHICH GENERATES A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED WITH THE PILOTS AND BURNERS FOR HEATING ELEMENTS AND SWITCHES AT LEAST 18" ABOVE THE FLOOR LEVEL.

TEMPERATUERE CONTROL THE PRIMARY SPACE CONDITIONING SYSTEM WITHIN EACH DWELLING UNIT SHALL BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE WSEC 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 CHALL 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 PROVEDED BY OTHER APPR. MEANS.
- 100 SQ INCH TRANSFER GRILL PER IRC G2439.4 (614.6)

CONTINUOUS WHOLE-HOUSE

MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

FLOOR AREA (SQ. FT.)	NUMBER OF BEDROOMS				
	1	2	3	4	> 5
	AIRFLOW IN CFM				
< 500	30	30	35	45	50
500 - 1000	30	35	40	50	55
1001 - 1500	30	40	45	55	60
1501 - 2000	35	45	50	60	65
2001 - 2500	40	50	55	65	70
2501 - 3000	45	55	60	70	75
3001 - 3500	50	60	65	75	80
3501 - 4000	55	65	70	80	85
4001 - 4500	60	70	75	85	90
4501 - 5000	65	75	80	90	95

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

MINIMUM REQUIRED EXHAUST RATES

AREA TO BE VENTED	EXHAUST RATES
KITCHENS	100 CFM INTERMITTENT OR 25 CFM CONTINUOUSLY
BATHROOM / LAUNDRY / SIMILAR AREAS	50 CFM INTERMITTENT OR 20 CFM CONTINUOUSLY

Rueppell
Home Design

Plan: 1864-1864
HC HOMES DUPLEX
Date: 04/11/23
Revision Date: 09/20/23
Drawn by: SM/BP
Phone: (253) 297-8040

[E-1]

GENERAL NOTES:

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:

2018 WASHINGTON STATE AMENDMENTS INCLUSIVE OF:
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL MECHANICAL CODE (IAPMO)
2018 UNIFORM PLUMBING CODE (IAPMO)
2020 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL FIRE CODE
2018 WASHINGTON STATE ENERGY CODE (WSEC), RESIDENTIAL PROVISIONS

REQUIRED ADDITIONAL SUBMITTAL FROM MANUFACTURERS AT TIME OF PERMIT SUBMITTAL:

1. MANUFACTURED FLOOR JOIST/ TRUSS DESIGN AND LAYOUT
2. MANUFACTURED ROOF TRUSS DESIGN AND LAYOUT.

SITE WORK:

1. FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 1,500 PSF, UNLESS A SOILS INVESTIGATION BY A QUALIFIED SOILS ENGINEER IS PROVIDED.
2. EXTERIOR FOOTING SHALL BEAR 18" (MIN.) BELOW FINISHED GRADE.
3. FOOTINGS TO BEAR ON FIRM UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS.
4. BACKFILL MATERIALS TO BE THOROUGHLY COMPTACTED.

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 VAPO-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 ACCOMPLISHING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.

EXCEPTIONS:

1. WHERE SUCH MATERIALS AREW INSTALLED IN CONCEALED SPACES, THE FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX LIMIATATIONS 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 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 PORTRION OF ANY WALL
3. CONSTRUCTION WHERE MOISTURE OR ITS FREEZING WILL NOT DAMAGE THE MATERIALS.

R702.7.1 CLASS III VAPOR RETARDER CLASS

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 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 HIRIZONTAL 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 OF 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 NOT EXCEEDING 5 AIR EXCHANGES PER HOUR.

DRAFTSTOPPING:

IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND 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 AND 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.

R302.12.1 MATERIALS.DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBER UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED.

FIREBLOCKING:

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-FRAME 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 10 FT.
2. AT ALL 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 SECTION R302.7.(1/2" GWB)
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES 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 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 R 302.11.1

LOOSE FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED.

FLASHING.

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED T MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING. 1.1 THE FENESTRATION MANUFACTURE'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURERS INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE STILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL ALSO INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES. 1.2 IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL. 1.3. IN ACCORDANCE WITH OTHER APPROVED METHODS.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
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-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

WEATHER RESISTIVE SHEATHING PAPER: R703.2 WATER-RESISTIVE BARRIER. ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES (51 MM). WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES (152 MM). THE FELT OR OTHER APPROVED MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1.1

EXTERIOR DOORS, WINDOWS AND SKYLIGHTS
PER 2018 WIASHINGTON 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 AND 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 MORE THAN ONE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY TO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

EXCEPTION: STORM SHELTERS OR BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQ FT.

MINIMUM OPENING AREA: ALL THE 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.½

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 HA 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 THE 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 R308.4.4.
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.
6. 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.
7. 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.

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 OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL, OR OTHER REQUIRED LABELS. THE CERTIFICATES SHALL LIST THE PREDOMINANT R-VALUES OF THE 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 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 "GAS-FIRED UNVENTED ROOM HEATER," "ELECTRIC FURNACE" OR "BASEBOARD ELECTRIC HEATER," AS APPROPRIATE AN EFFICIANCY 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.

ROOF GENERAL NOTES:

A. CONTRACTOR SHALL PROVIDE ATTIC VENTILATION AS PER CODE.
B. PROVIDE FLASHING AT ALL VALLEYS, PITCH CHANGES, AND AT VERTICAL PLANES.
C. PROVIDE FLASHING AND COUNTER FLASHING AT CHIMNEYS A MIN. OF 8" ABOVE ROOF SHEATHING AND CRICKETS AS SHOWN.
D. RAFTERS WILL BEAR DIRECTLY ON TRUSSES OR BLOCKING BETWEEN THE TRUSSES.
E. HEADERS TO BE A MIN. 4x8 DF#2, U.N.O.
F. PROVIDE DOUBLE FELT UNDERLAYMENT FOR COMPOSITION ROOFING (TYP.) FOR SLOPES UNDER 4:12.
G. UNDERLAYMENT SHALL BE APPLIED IN SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2", FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6 FEET.

VENTILATION CALCULATIONS AND REQUIREMENTS

R806.2: THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN $\frac{1}{50}$ OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO $\frac{1}{300}$ IS PERMITTED PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

VENTILATION GENERAL NOTES:

A. ROOFS TALLER THAN 3' WILL USE BIRD BLOCKING AND AF50 VENTS.
B. ROOFS SHORTER THAN 3' WILL USE BIRD BLOCKING AS REQUIRED.

NOTE

RAKES ON GABLE ENDS MUST EXTEND A MIN. OF 2 INCHES (2") FROM THE SURFACE OF EXTERIOR SIDING MATERIALS.

ENCLOSED ATTIC SPACES AND ENCLOSED RAFTER SPACES OVER ENCLOSED AREAS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300 PROVIDED AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

BAFFLES ARE INSTALLED BEHIND EAVE VENTS TO PROVIDE A MINIMUM 1" AIRSPACE, IN INSULATED AREAS PROVIDE ATTIC VENTILATION FOR ALL ATTIC AREAS EXCEEDING 24 INCHES IN HEIGHT FROM TOP OF INSULATION TO ROOF SHEATHING.

PATIO COVERS CONSTRUCTED OF TRUSSES WILL BE VENTED SIMILAR TO THE ATTIC OVER THE ENCLOSED AREAS.
PATIO COVERS AND DECKS CONSTRUCTED OF RAFTERS WILL BE VENTED AT THE EXTERIOR END WITH VENTED EAVE BLOCKING. FOR PARAPET CONDITIONS, VENTED EAVE BLOCKING IS NOT POSSIBLE AND THEREFORE A SINGLE LINE OF STRIP SOFFIT VENTING WILL BE USED NEAR THE EXTERIOR END OF THE PATIO COVER OR DECK.

MAIN ROOF CALCULATIONS

**984 SQ. FT ATTIC AREA / 300 = 3.28 SQ. FT.
OF VENTILATION REQUIRED (472.32 SQ. INCHES)**

**UPPER ROOF VENTING PROVIDED BY AF50 ROOF VENTS
(50 SQ. IN. PER VENT)
472.32 SQ. IN x 50% = 236.16 SQ. IN. REQUIRED.
PROVIDE (5) AF50 ROOF VENTS = 250 SQ. IN.**

**LOWER ROOF VENTING PROVIDED BY BIRDBLOCKING: (4)
2" DIA. HOLES (3.14" EA.) = (12.5 SQ. INCHES.)
AND WITH AF50 ROOF VENTS (50 SQ. IN. PER VENT)
472.32 SQ. IN. x 50% = 236.16 SQ. IN. REQUIRED.
PROVIDE (19) BIRDBLOCKS = 237.5 SQ. IN. @ FRONT &
REAR OF HOUSE AND NOT WITHIN 2' OF THE SIDES.**

LOW ROOF/ GARAGE ROOF CALCULATIONS

**632 SQ. FT ATTIC AREA / 300 = 2.10 SQ. FT.
OF VENTILATION REQUIRED (303.36 SQ. INCHES)**

**UPPER ROOF VENTING PROVIDED BY AF50 ROOF VENTS
(50 SQ. IN. PER VENT)
303.36 SQ. IN x 50% = 151.68 SQ. IN. RQUIRED.
PROVIDE (4) AF50 ROOF VENTS = 200 SQ. IN.**

**LOWER ROOF VENTING PROVIDED BY BIRDBLOCKING:
(4) 2" DIA. HOLES (3.14" EA.) = (12.5 SQ. INCHES.)
AND WITH AF50 ROOF VENTS (50 SQ. IN. PER VENT)
303.36 SQ. IN. x 50% = 151.68 SQ. IN. REQUIRED.
PROVIDE (13) BIRDBLOCKS = 162.5 SQ. IN. @ FRONT &
REAR OF
HOUSE AND NOT WITHIN 2' OF THE SIDES OR 5' SETBACKS.**

SEE E-1 FOR WSEC CALCULATIONS

HEATING OPTION 2 - 1.0 CREDITS

HEAT PUMP

EFFICIENT BUILDING ENVELOPE 1.3 - 0.5 CREDITS

PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH THE FOLLOWING MODIFICATIONS:
VERTICAL FENESTRATION U = 0.28
FLOOR R-38

AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2.1 - 0.5 CREDITS

COMPLIANCE BASED ON R402.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR, MAXIMUM AT 50 PASCALS OR:
FOR R-2 OCCUPANCIES, OPTIONAL COMPLIANCE BASED ON SECTION R402.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 0.3 CFM/SF MAXIMUM AT 50 PASCALS AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE INTERNATIONAL RESIDENTIAL CODE OR SECTION 403.8 OF THE INTERNATIONAL MECHANICAL CODE SHALL BE MET WITH A HIGH EFFICIENCY FAN(S) (MAXIMUM 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 AND THE MAXIMUM TESTED BUILDING AIR LEAKAGE, AND SHALL SHOW THE QUALIFYING VENTILATION SYSTEM AND ITS CONTROL SEQUENCE OF OPERATION.

HIGH EFFICIENCY HVAC 3.2 - 1.0 CREDITS

AIR-SOURCE CENTRALLY DUCTED HEAT PUMP WITH MINIMUM 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 MINIMUM EQUIPMENT EFFICIENCY.

HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM 4.2 - 1.0 CREDITS

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 THAN 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.

EFFICIENT WATER HEATING 5.5 - 2.0 CREDITS

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 MINIMUM PIPE INSULATION.

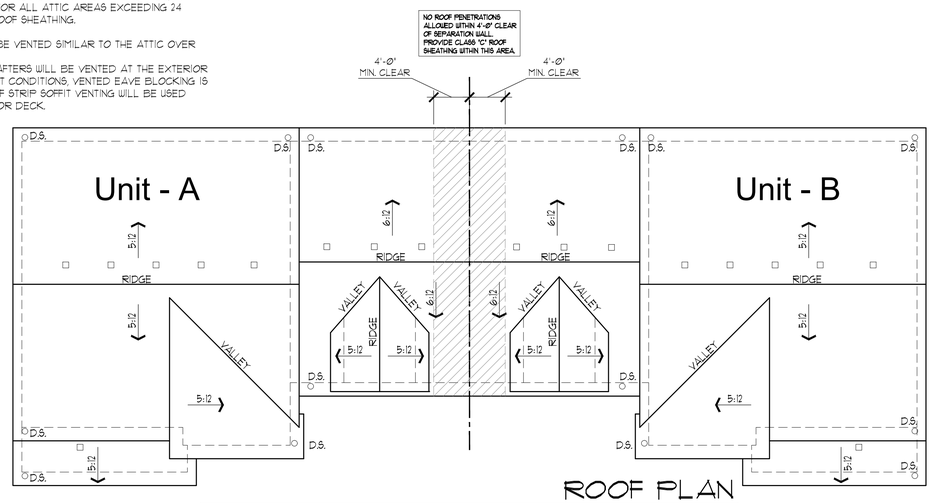
WALL LESS THAN 5' TO A PROPERTY LINE MUST BE 1-HOUR. PROJECTIONS GREATER THAN 2' FEET TO LESS THAN 5' FROM PROPERTY LINE MUST HAVE 1-HOUR FIRE-RESTRICTIVE CONSTRUCTION ON THE UNDERSIDE OR FIRE BLOCKED FROM WALL PLATE TO UNDERSIDE OF ROOF SHEATHING WITH NO VENT OPENINGS.

SETBACKS TO PROPERTY LINES SHALL BE MARKED AT FOOTING INSPECTION. THE CONTRACTOR OF RECORD IS RESPONSIBLE FOR ESTABLISHING THE CORRECT PROPERTY MARKERS AND SETBACKS.

JOBSITE MUST BE POSTED WITH ADDRESSES AND PERMIT NUMBER VISIBLE FROM THE STREET. THE APPROVED PLANS MUST BE KEPT ON THE JOBSITE IN SUCH A WAY THAT THEY ARE EASILY LOCATED AND PROTECTED FROM WATER AND OTHER DAMAGE.

APPROVED PLANS SHALL BE ON SITE AND ACCESSIBLE AT INSPECTION.

Parcel number: 0419095022
Site Address:
409 43rd Ave. SW Puyallup, WA. 98373



ROOF PLAN

1/8"=1'-0"

WALL LESS THAN 5' TO A PROPERTY LINE MUST BE 1-HOUR. PROJECTIONS GREATER THAN 2' FEET TO LESS THAN 5' FROM PROPERTY LINE MUST HAVE 1-HOUR FIRE-RESTRICTIVE CONSTRUCTION ON THE UNDERSIDE OR FIRE BLOCKED FROM WALL PLATE TO UNDERSIDE OF ROOF SHEATHING WITH NO VENT OPENINGS.

D.S. = DOWNSPOUT
□ = ROOF VENT

Rueppell
Home Design

Plan: 1864-1864
HC HOMES DUPLEX
Date: 04/11/23
Revision Date: 09/20/23
Drawn by: SM/BP
Phone: (253) 297-8040

[A-0]

THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR THE USE IN CONSTRUCTION OF ONE BUILDING ONLY AND ARE SUBJECT TO THE CONDITIONS OF LICENSE ACCEPTED BY THE CUSTOMER. USE OF ANY PART OF THE PLANS BY ANY PARTY OTHER THAN THE CUSTOMER, EXCEPT ON LOAN BY THE CUSTOMER TO THIRD PARTIES NECESSARY TO ASSIST THE CUSTOMER IN USING THE PLANS, SUCH AS CONTRACTORS AND SUBCONTRACTORS, IS STRICTLY PROHIBITED. THE PLANS MAY NOT BE RE-USED OR COPIED, IN WHOLE OR IN PART, WITHOUT WRITTEN PERMISSION FROM RUEPPELL, INC. WHICH RETAINS COPYRIGHTS TO, & OWNERSHIP OF THE PLANS.

RUEPPELL, INC. PREPARES ITS PLANS CAREFULLY FOR THE USE OF ITS CUSTOMERS. HOWEVER, ADAPTATION OF THE PLANS TO MEET SPECIFIC STATE AND LOCAL BUILDING CODES AND REGULATIONS, AND SPECIFIC CONDITIONS, IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION, RUEPPELL, INC. WILL NOT BE RESPONSIBLE FOR ANY DAMAGES RELATING TO THE ACCURACY AND OVERALL INTEGRITY OF THE PLANS IN EXCESS OF THE LICENSE PAID FOR THEIR USE. THE CONTRACTOR, THEREFORE, MUST CAREFULLY INSPECT ALL DIMENSIONS AND DETAILS IN THE PLANS FOR ERRORS OR OMISSIONS.

A GENERAL NOTE AND SPECIFICATIONS SHEET IS ALWAYS AN INTEGRAL PART OF THESE DRAWINGS AND GENERALLY THE LAST SHEET OF THE SET.

ANY WINDOW THAT OPENS MORE THAN 4", THAT IS INSTALLED LESS THAT 24" OFF THE FLOOR AND THAT HAS GREATER THEN 72" DROP OUTSIDE MUST HAVE FALL PROTECTION PER R312.2.

SEE ATTACHED ENERGY CODE SHEET FOR CHOSEN ENERGY MEASURE, INSULATION REQ., VENTILATION OPTION CHOSEN AND OTHER ENERGY CODE COMPLIANCE NOTES.

CRAWL AND ATTIC ACCESS SHALL BE SEALED IN ACCORDANCE WITH WSEC 402.2.4 - LOCATE ACCESS BTWN. JOISTS/TRUSSES.

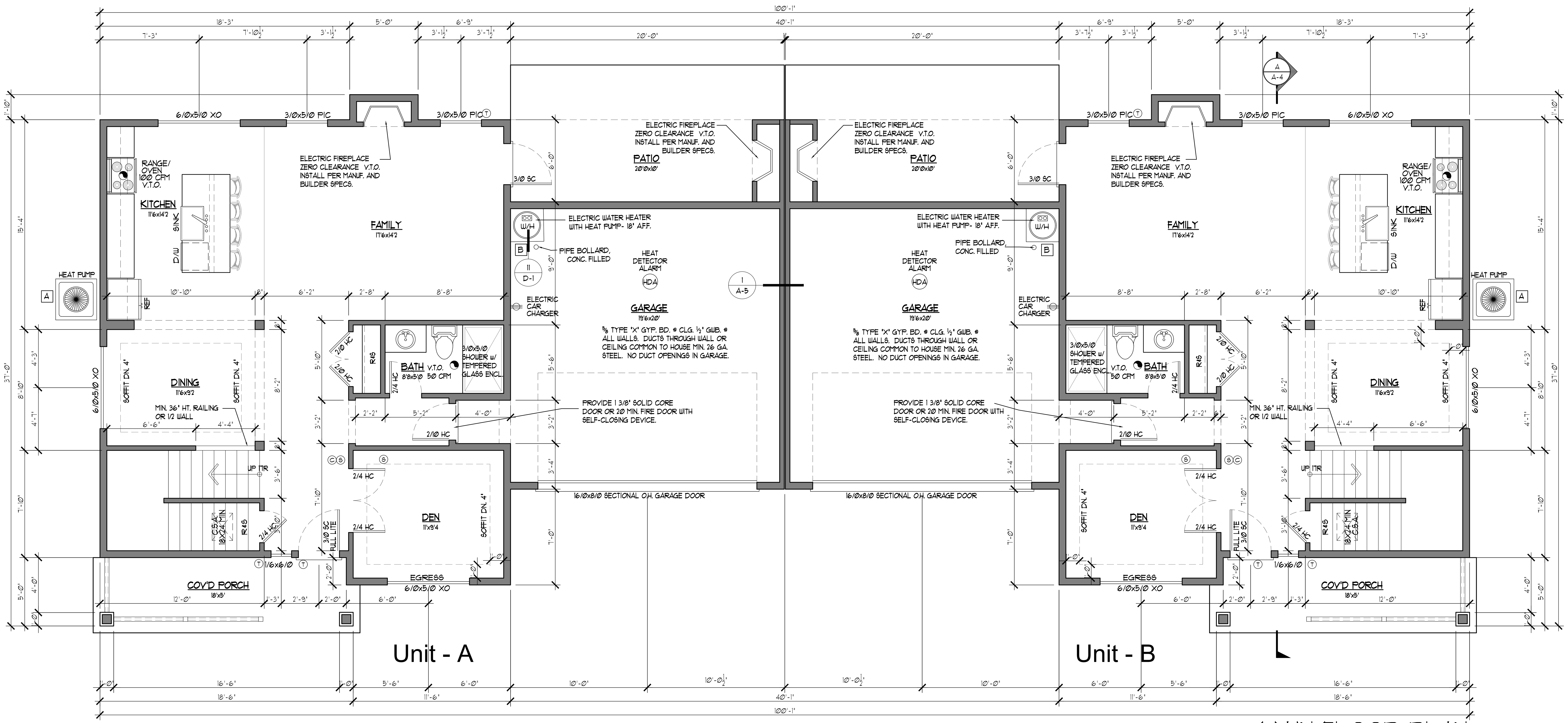
HANDRAIL: CONTINUOUS FULL LENGTH FLIGHT OF STAIR. HANDGRIP PORTION TO BE NOT LESS THAN 1¼" OR MORE THAN 2" IN CROSS SECTION. HANDRAIL TO BE NOT LESS THAN 1½" FROM WALL.

PROVIDE STAIRWAY ILLUMINATION PER SECTION R303.7 IRC

ENCLOSED USABLE SPACE BELOW STAIRS MUST HAVE ½" G.W.B. ON ENCLOSED SIDE

OPENINGS SUCH AS DOORS AND ATTIC ACCESSES SHALL BE 1-3/8" SOLID CORE DOORS, OR A 20-MINUTE RATED ASSEMBLY AND SHALL BE SELF CLOSING AND SELF LATCHING.

HVAC AND DUCTING TO BE ENCLOSED IN INSULATED SPACE- NO DUCTING IN FOUNDATION CRAWLSPACE



MAIN FLOOR PLAN

1/4"=1'-0"

5 MIN. AIR EXCHANGE CEILING FANS PER PLAN
110 VOLT SMOKE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP (S)
CARBON MONOXIDE DETECTOR (C)
TEMPERED/SAFETY GLASS (T)
PROVIDE 1" UNDERCUT ON ALL BEDROOM DOORS ✳

UNITS A

FLOOR PLAN CALCULATIONS	
MAIN FLOOR:	971 S.F.
UPPER FLOOR:	893 S.F.
TOTAL # FTG (HEATED).:	1,864 S.F.
GARAGE:	420 S.F.

MAXIMUM TESTED BUILDING AIR LEAKAGE TO 3.0 AIR PER HOUR.

ALL SHOWERS REQUIRE SHOWER PAN INSPECTION.

Parcel number: 0419095022
Site Address:
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HVAC AND WATER HEATER

A — HVAC UNIT TO BE MODEL XXX, MIN. HSPF OF 9.5. HEAT PUMP TO BE MODEL XXX.

B — ELECTRIC WATER HEATER WITH INTEGRATED HEAT PUMP, TIER III NEAA SPEC, MODEL XXXXXX

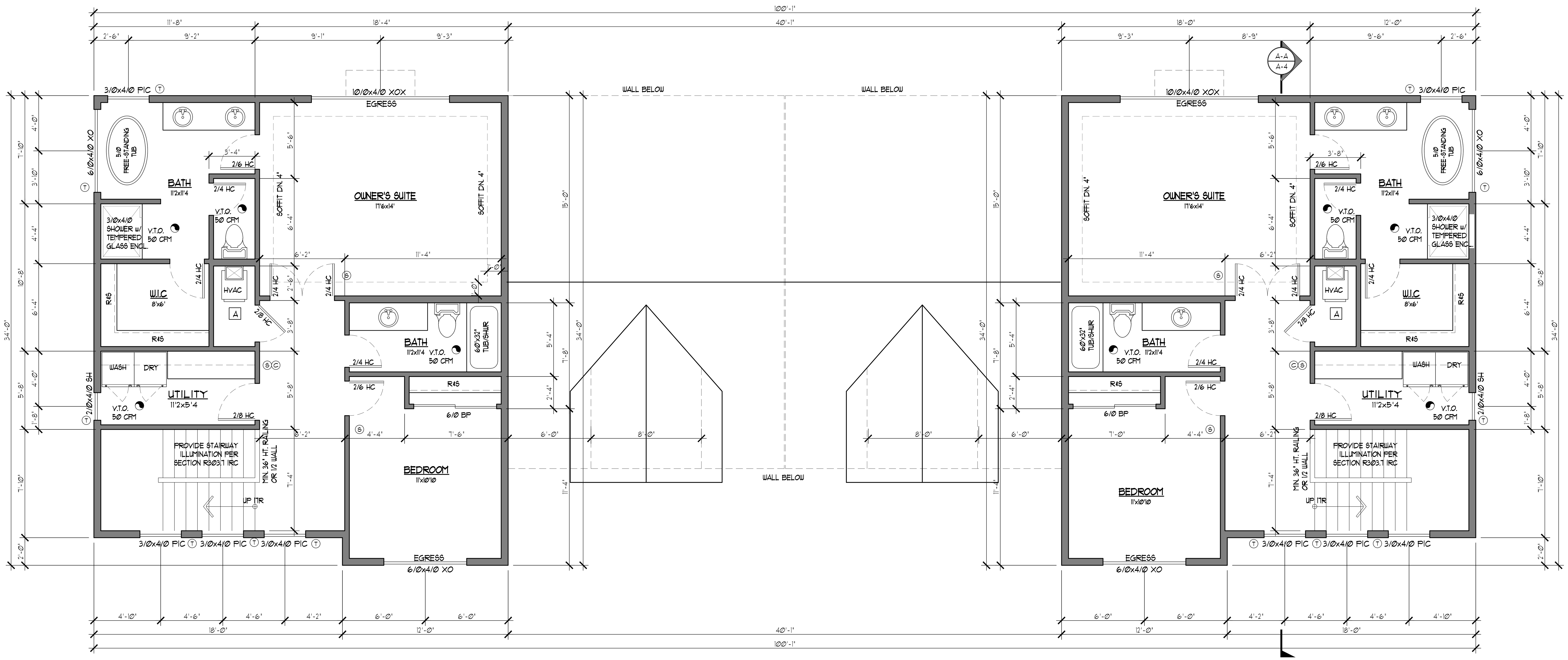
UNITS B

FLOOR PLAN CALCULATIONS	
MAIN FLOOR:	971 S.F.
UPPER FLOOR:	893 S.F.
TOTAL # FTG (HEATED).:	1,864 S.F.
GARAGE:	420 S.F.

Rueppell Home Design

Plan: 1864-1864
HC HOMES DUPLEX
Date: 04/11/23
Revision Date: 09/20/23
Drawn by: SM/BP
Phone: (253) 297-8040

[A-1]



Unit - A

Unit - B

UPPER FLOOR PLAN

1/4"=1'-0"

5 MIN. AIR EXCHANGE CEILING FANS PER PLAN
110 VOLT SMOKE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP
CARBON MONOXIDE DETECTOR
TEMPERED/SAFETY GLASS
PROVIDE 1" UNDERCUT ON ALL BEDROOM DOORS

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[A-2]

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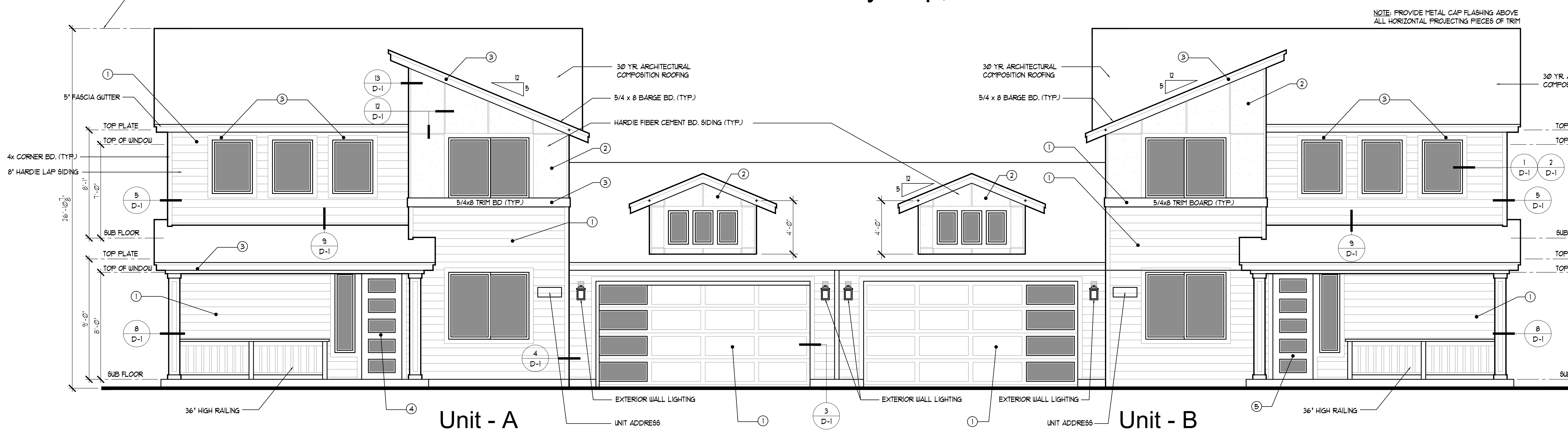


FRONT (SW) ELEVATION

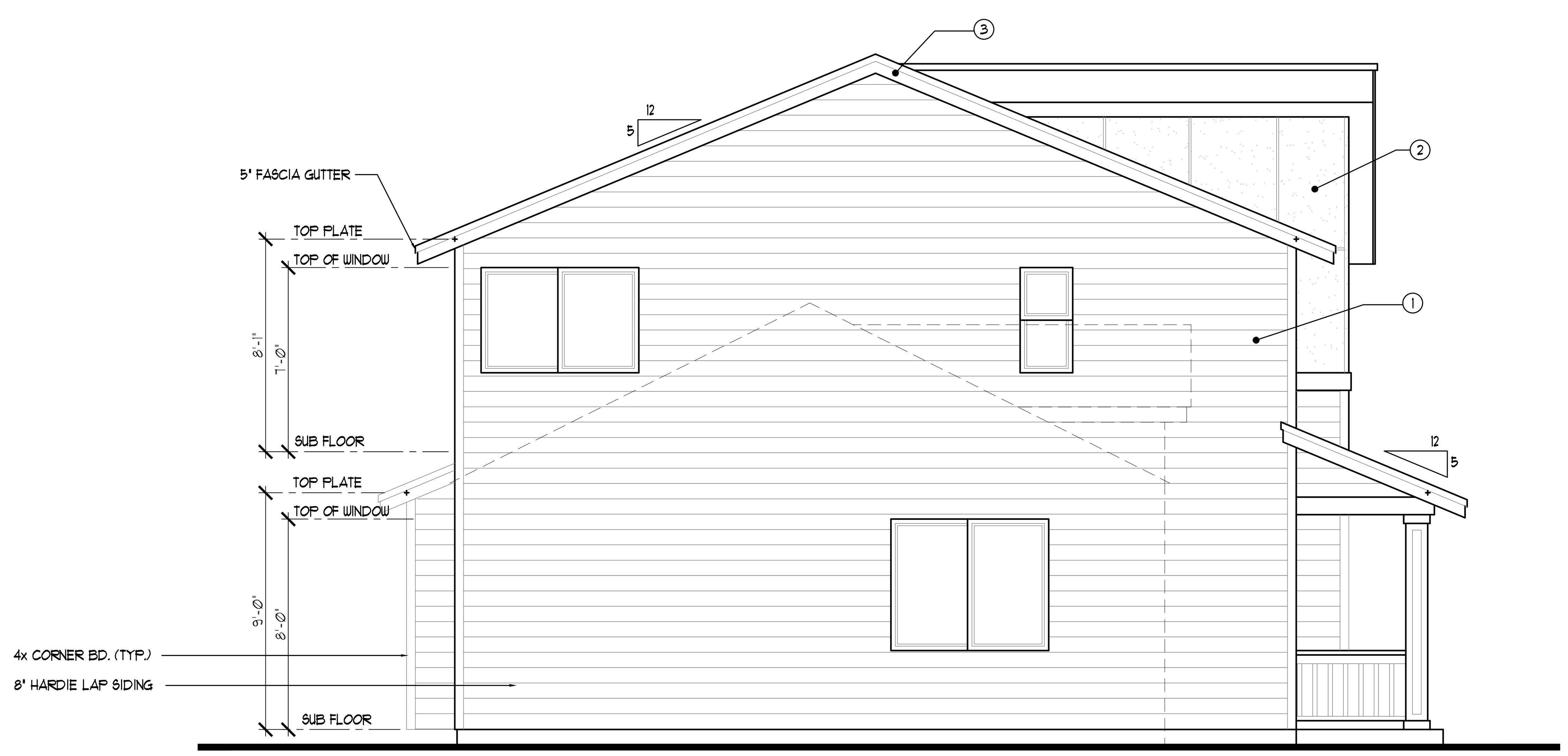
1/4"=1'-0"

GARAGE DOOR AREA: 124 SQ. FT.
FRONT WINDOWS AREA PER UNIT: 123.25 SQ. FT.

BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MIN. OF 4 INCHES HIGH WITH A MIN. STROKE WIDTH OF 1/2 INCH PER IRC R319.1

EXTERIOR PAINT COLOR LEGEND:

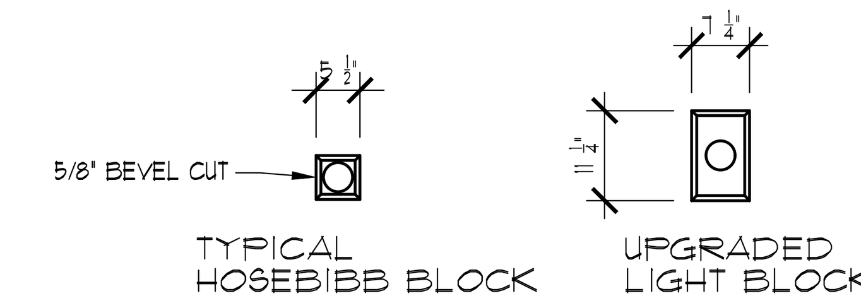
1. DORIAN GREY SW 7017
2. IRON ORE SW 7069
3. PURE WHITE SW 7005
4. MOUNT ETNA SW 7625
5. PALM LEAF SW 7735



RIGHT (SE) ELEVATION

1/4"=1'-0"

R905.2.8.5 DRIP EDGE.
A DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF SHINGLE ROOFS. ADJACENT PIECES OF DRIP EDGE SHALL BE OVERLAPPED A MINIMUM OF 2 INCHES (51 mm). DRIP EDGES SHALL EXTEND A MINIMUM OF 0.25 INCH (6.4 mm) BELOW THE ROOF SHEATHING AND EXTEND UP THE ROOF DECK A MINIMUM OF 2 INCHES (51 mm). DRIP EDGES SHALL BE MECHANICALLY FASTENED TO THE ROOF DECK AT A MAXIMUM OF 12 INCHES (305 mm) O.C. WITH FASTENERS AS SPECIFIED IN SECTION R905.2.5. UNDERLAYMENT SHALL BE INSTALLED OVER THE DRIP EDGE ALONG EAVES AND UNDER THE UNDERLAYMENT ON GABLES. UNLESS SPECIFIED DIFFERENTLY BY THE SHINGLE MANUFACTURER, SHINGLES ARE PERMITTED TO BE FLUSH WITH THE DRIP EDGE.



TYPICAL BLOCKING DETAIL

SCALE: 1/2" =1'

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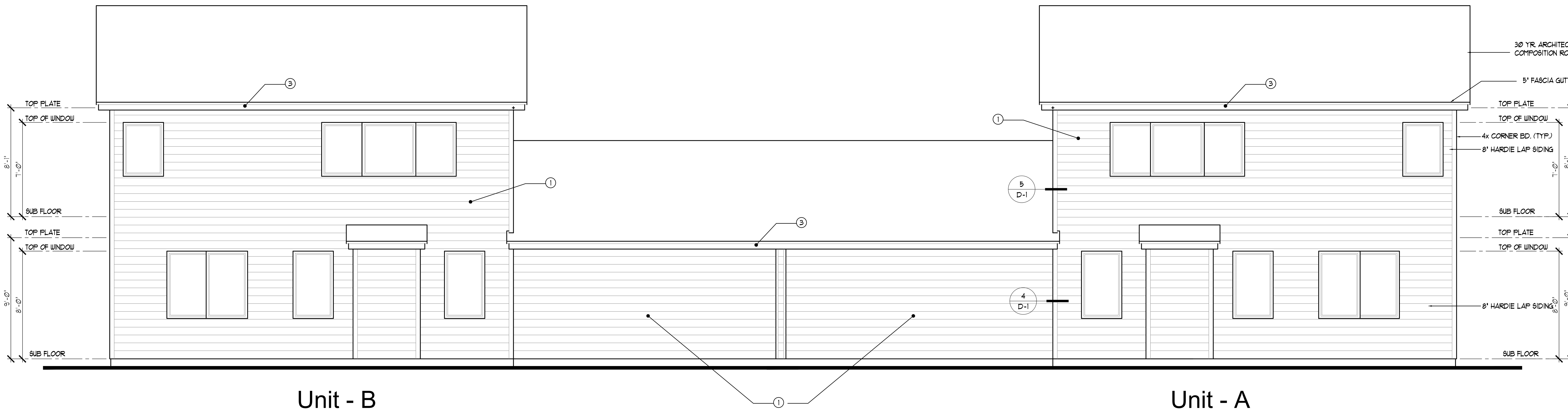
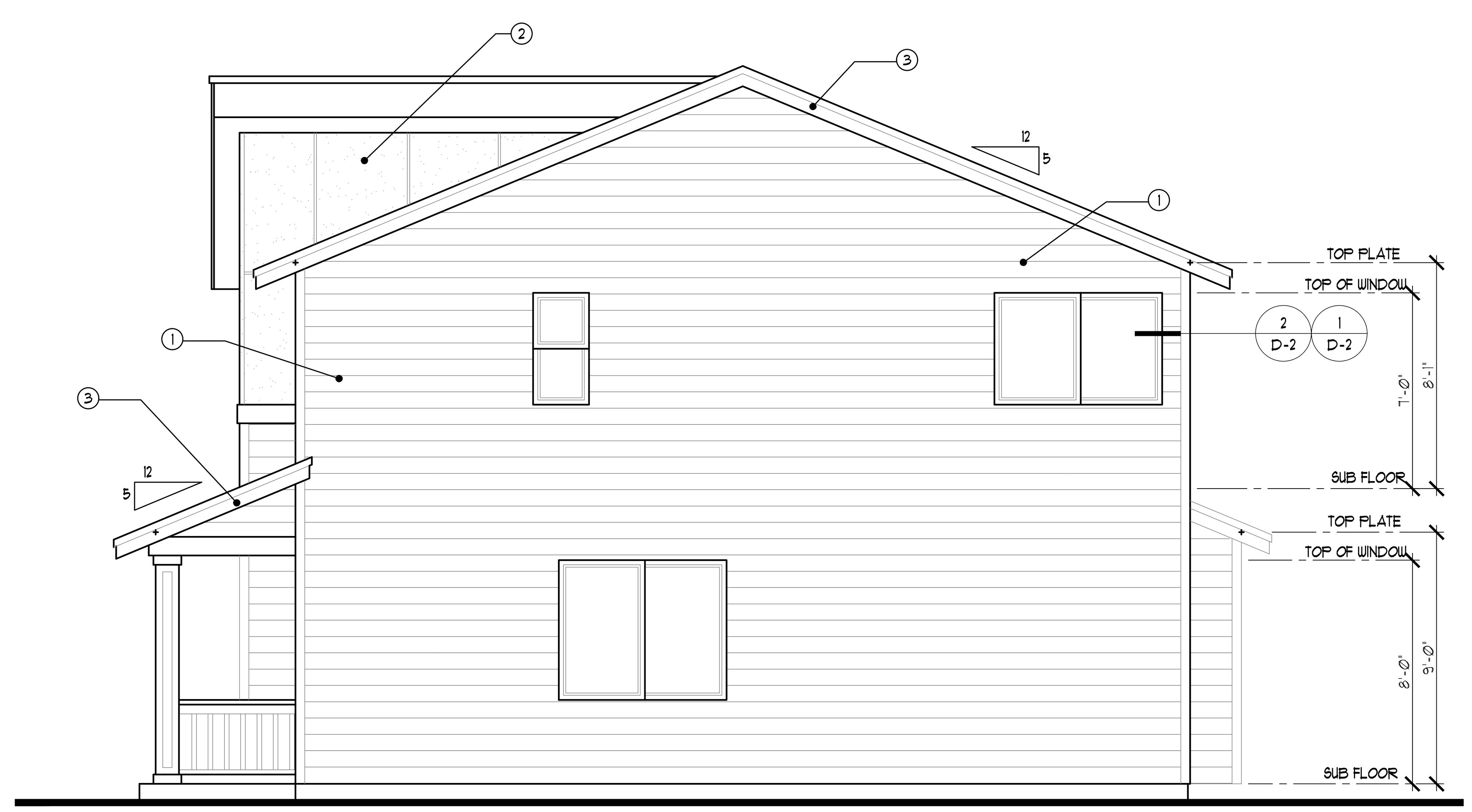


REAR (NE) ELEVATION

1/4"=1'-0"

EXTERIOR PAINT COLOR LEGEND:

1. DORIAN GREY SW 7017
2. IRON ORE SW 7069
3. PURE WHITE SW 7005
4. MOUNT ETNA SW 7625
5. PALM LEAF SW 7735



LEFT (NE) ELEVATION

1/4"=1'-0"

ELEVATION NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, MATERIALS AND CONDITIONS PRIOR TO CONSTRUCTION
2. CAULK ALL EXTERIOR JOINTS AND PENETRATIONS.
3. PROVIDE GALVANIZED OR ANODIZED SHEET METAL FLASHING AND COUNTERFLASHING AT ALL ROOF PENETRATIONS, CHIMNEYS, AND SKYLIGHTS.
4. PROVIDE CONTINUOUS GUTTERS AND DOWNSPOUTS AT ALL EAVES, TYP.
5. PROVIDE HEADER FLASHING AT ALL DOORS, WINDOWS, AND SHUTTERS PER DETAIL
6. ALL PAPER AND TAPE TO LAP FROM TOP DOWN.
7. HOLD ALL SIDING MATERIAL 1 ½" OFF ROOF.
8. HOLD ALL SIDING MATERIAL 6" OFF FINISHED GRADE.
9. SOFFIT ALL FLAT AREAS W/ 1½" OFERHANG AT HORIZONTAL EDGES.
10. METAL FLASHING AT ALL TRIM AND HORIZONTAL SIDING BREAKS.
11. RUN SECOND LAYER OF TAR PAPER VERTICAL AT INTERIOR AND EXTERIOR CORNERS UNLESS TAR PAPER IS CONTINUOUS.
12. FOUNDATION VENTS TO BE SPACED PER PLAN.
13. ALL FOUNDATION VENTS ON STREET SIDE OF HOUSE I.E. FRONT AND/ OR SIDE AND GABLE END AND GARAGE FRESH AIR VENTS TO BE LOUVERED.
14. ALL LIGHT BLOCKS ON FACADE TO BE FURRED OUT AN ADDITIONAL 1½".
15. GUTTERS TO LAP UNDER DRIP EDGE AT GABLE ENDS, HOLD 1½" DRIP EDGE CUT ¼" AWAY FROM FASCIA TO EXCEPT GUTTERS TO LAP UNDERNEATH.
16. ALL TRIM WORK TO BE APPLIED PRIOR TO SIDING MATERIALS (SIDING TO BUTT UP TO TRIM WORK).

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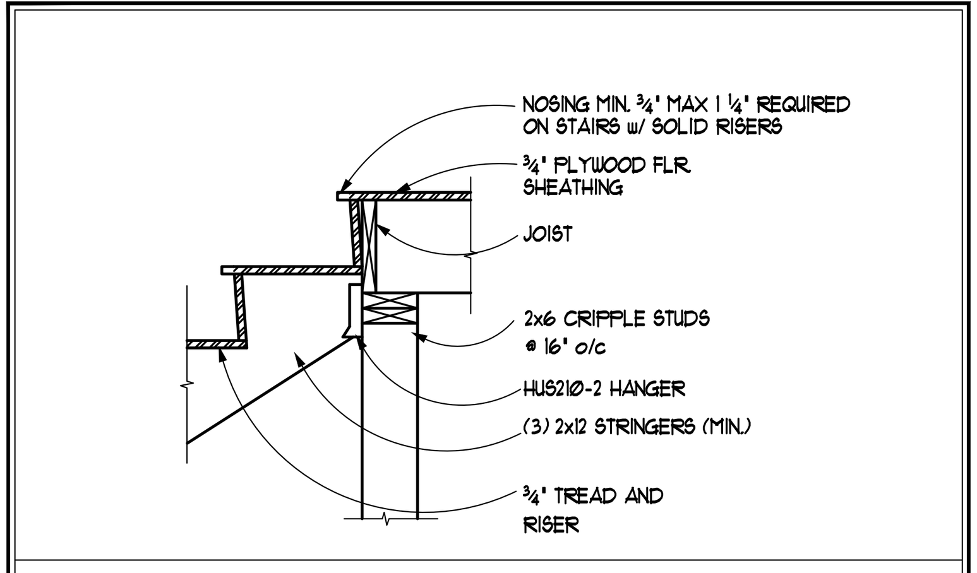
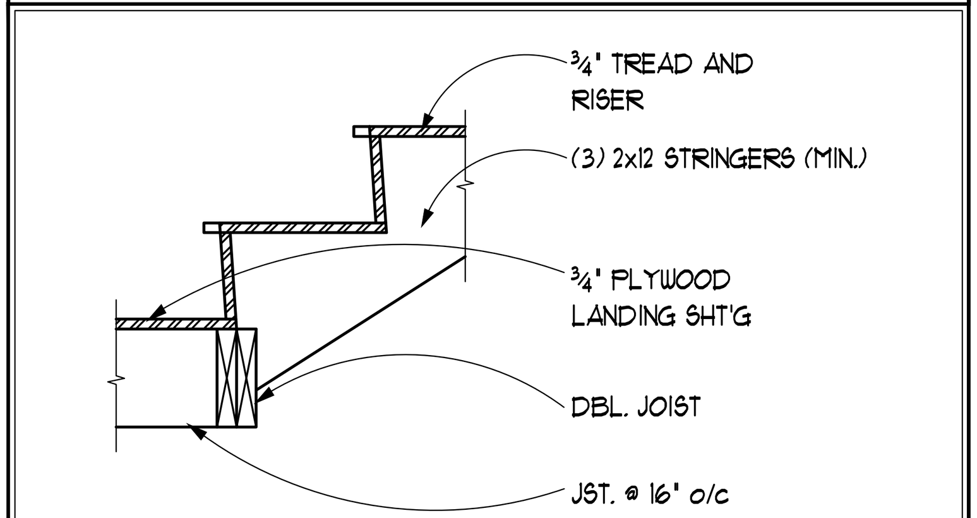
STAIR AND GUARDRAIL NOTES:

ILLUMINATION NOTES: PER IRC SECTION 303.6, R311.5.7 ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP OF THE LANDING OF THE STAIRWAY. LIGHTING CONTROLS SHALL BE ACCESSIBLE AT THE TOP AND BOTTOM OF EACH STAIRWAY WITHOUT TRAVERSING ANY STEPS.

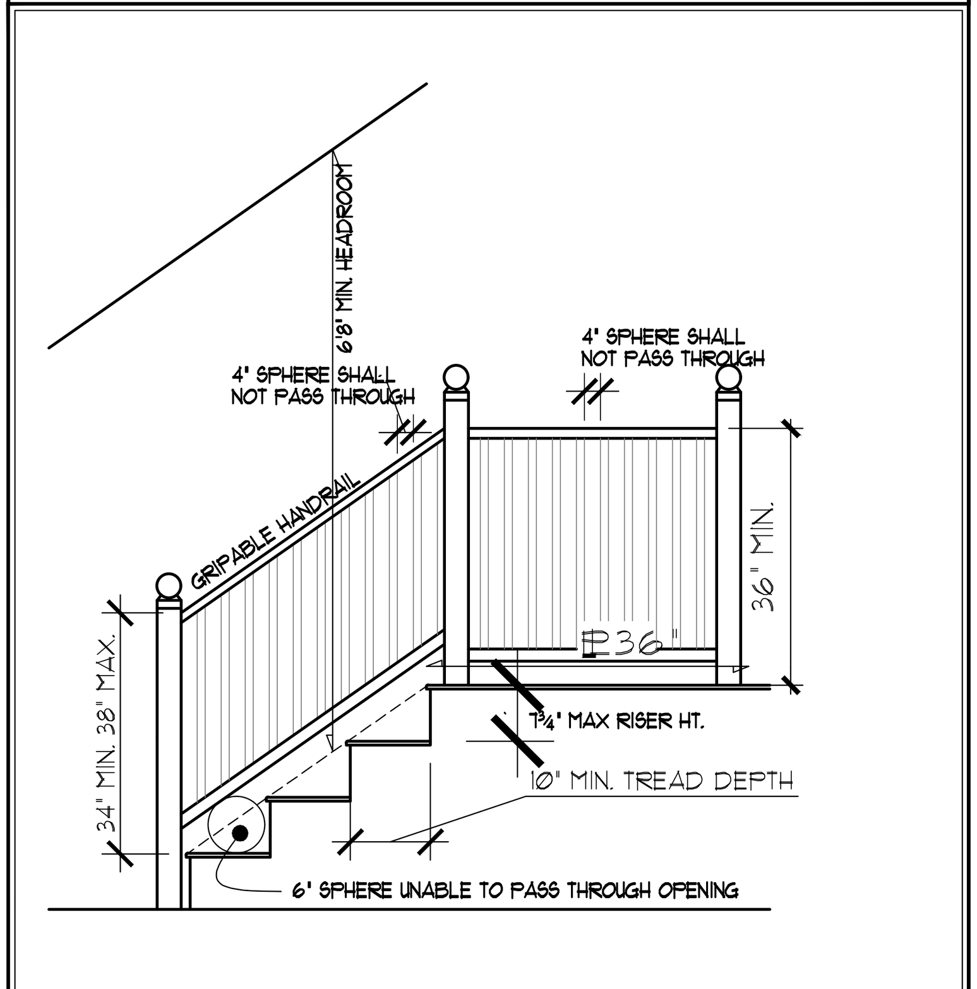
4 OR MORE RISERS TO HAVE AT LEAST ONE HANDRAIL RUNNING CONTINUOUSLY THROUGH THE FULL LENGTH OF STAIR. 34" MIN. HT., 38" MAX. HT. END SHALL RETURN TO WALL OR NEWEL POST OR VOLUTE. HANDRAIL MUST BE STRONG ENOUGH TO RESIST A 200 LB. PT. LOAD IN ANY DIRECTION. HANDRAIL TO BE PRESENT ON AT LEAST ONE SIDE OF STAIR. HANDGRIP PORTION OF HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1¼" MIN. & 2¾" MAX. EDGES SHALL HAVE A MIN. RADIUS OF 1/8". ALL REQ. GUARDRAILS TO BE 36" MIN. IN HEIGHT. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 11/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES (102 MM) AND NOT GREATER THAN 61/4 INCHES (160 MM) WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2¼ INCHES (57 MM).



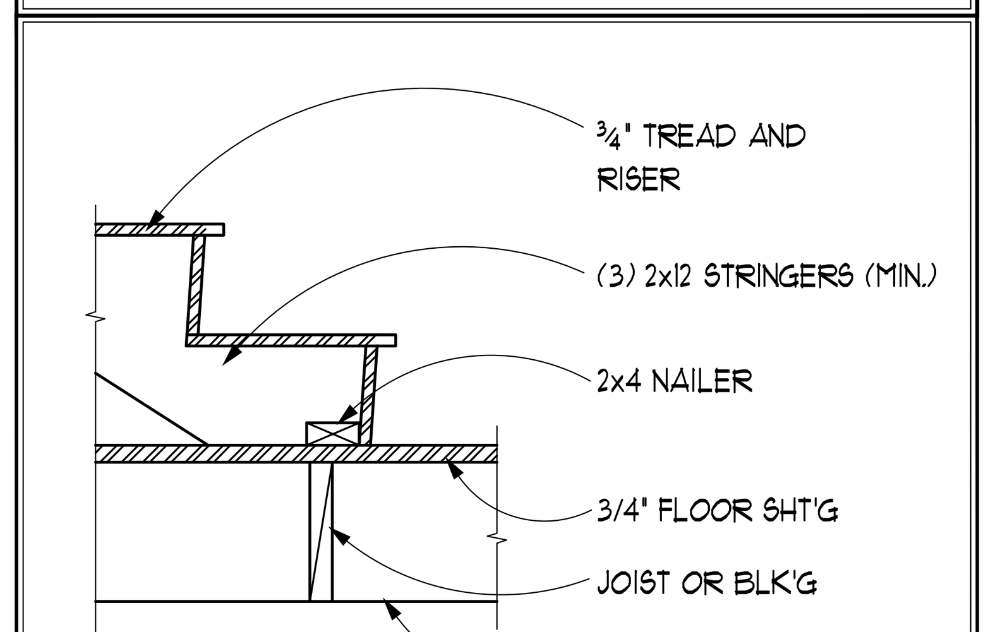
STAIR AT FLOOR CONNECTIONS



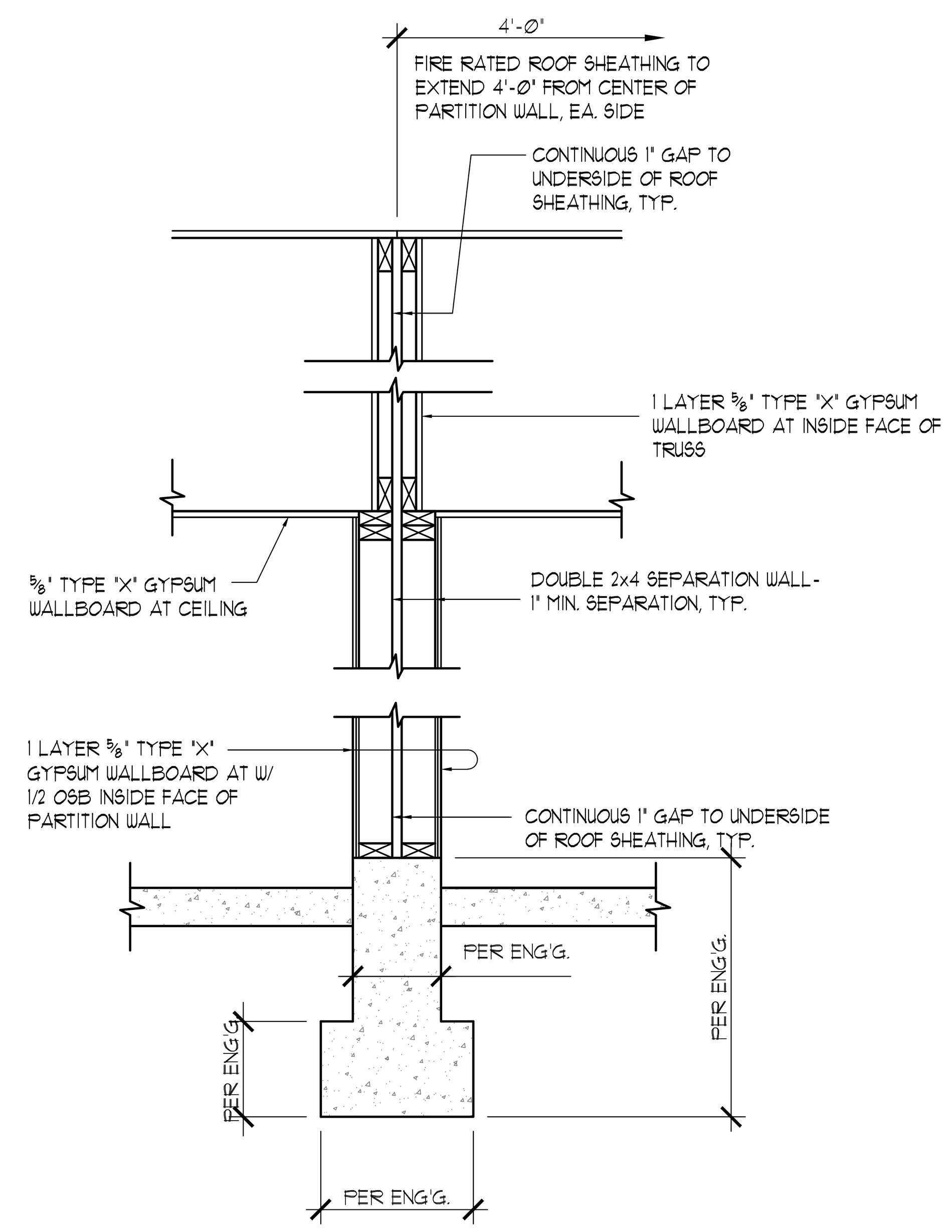
STAIR AT LANDING CONN.



GUARD & STAIR REQUIREMENTS



STAIR AT WOOD FLOOR CONN.



1 HOUR RATED PARTITION WALL ASEMBLY

SCALE: N.T.S.   GA FILE NO. WP 5512

NOTE HORIZONTAL BRACING REQUIRED AT WALL MID- HEIGHT, TYP.

GA FILE NO. WP 5512 | GENERIC | 1 HOUR FIRE | 45 TO 49 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

ONE LAYER ⅝" TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW OF 2x4 WOOD STUDS 16" O.C. ON SEPARATE PLATES 1" APART WITH 6d COATED NAILS, 1⅞" LONG, Ø.0915" SHANK, ¼" HEADS, 7" O.C.

JOINTS STAGGERED 16" ON OPPOSITE SIDES. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. (LOAD BEARING)

THICKNESS: 9¼"
APPROX. WEIGHT: 8 PSF
FIRE TEST: SEE WP 3605
UL R1319-4, -6, 6-17-52
UL R2717-39, 1-20-66
UL R3501-52, 3-15-66, UL DESIGN U305
ULC DESIGN W301)
UL R4024, 10-31-68
SOUND TEST: NRCC TL-93-261, IRC-IR-761, 3/98

Parcel number: 0419095022
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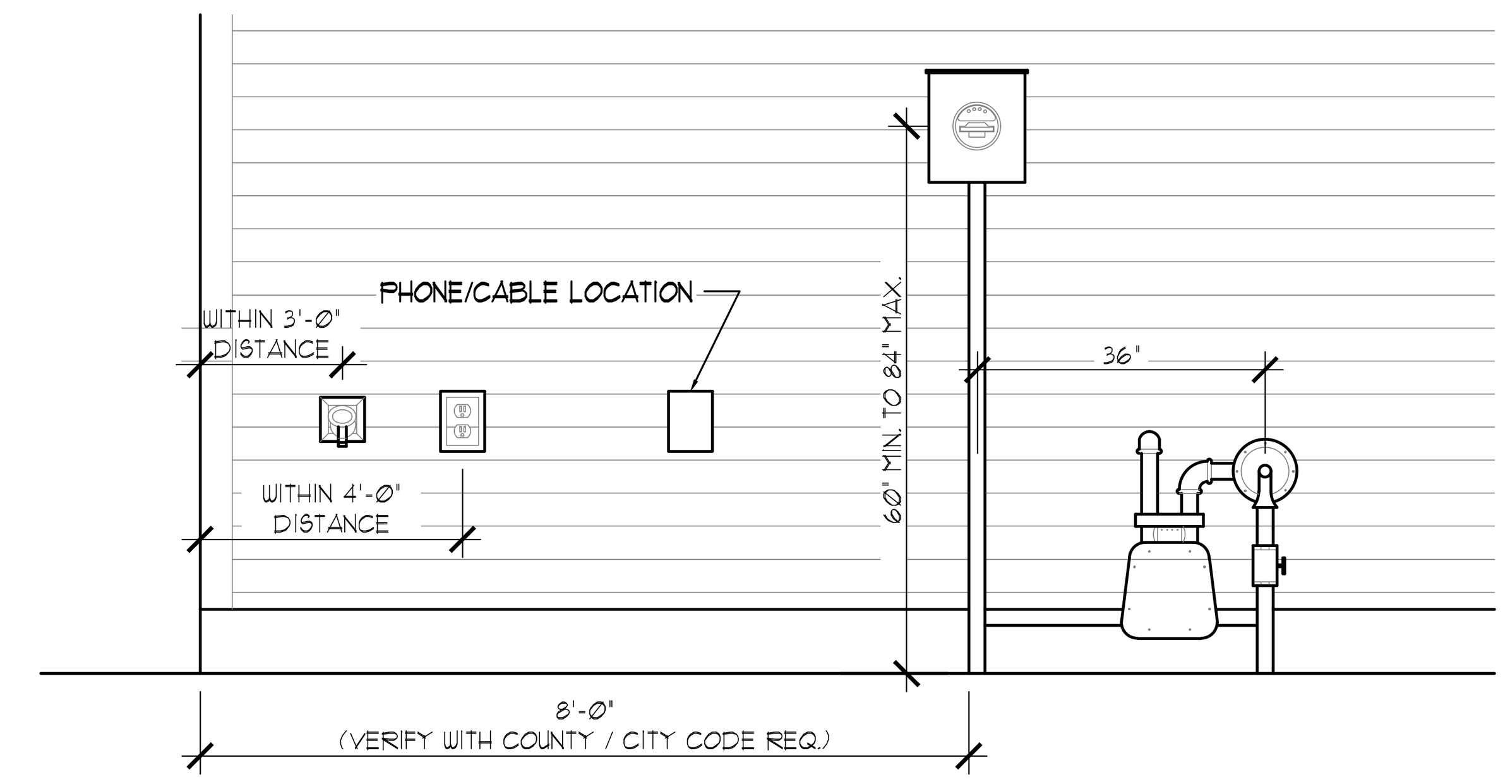
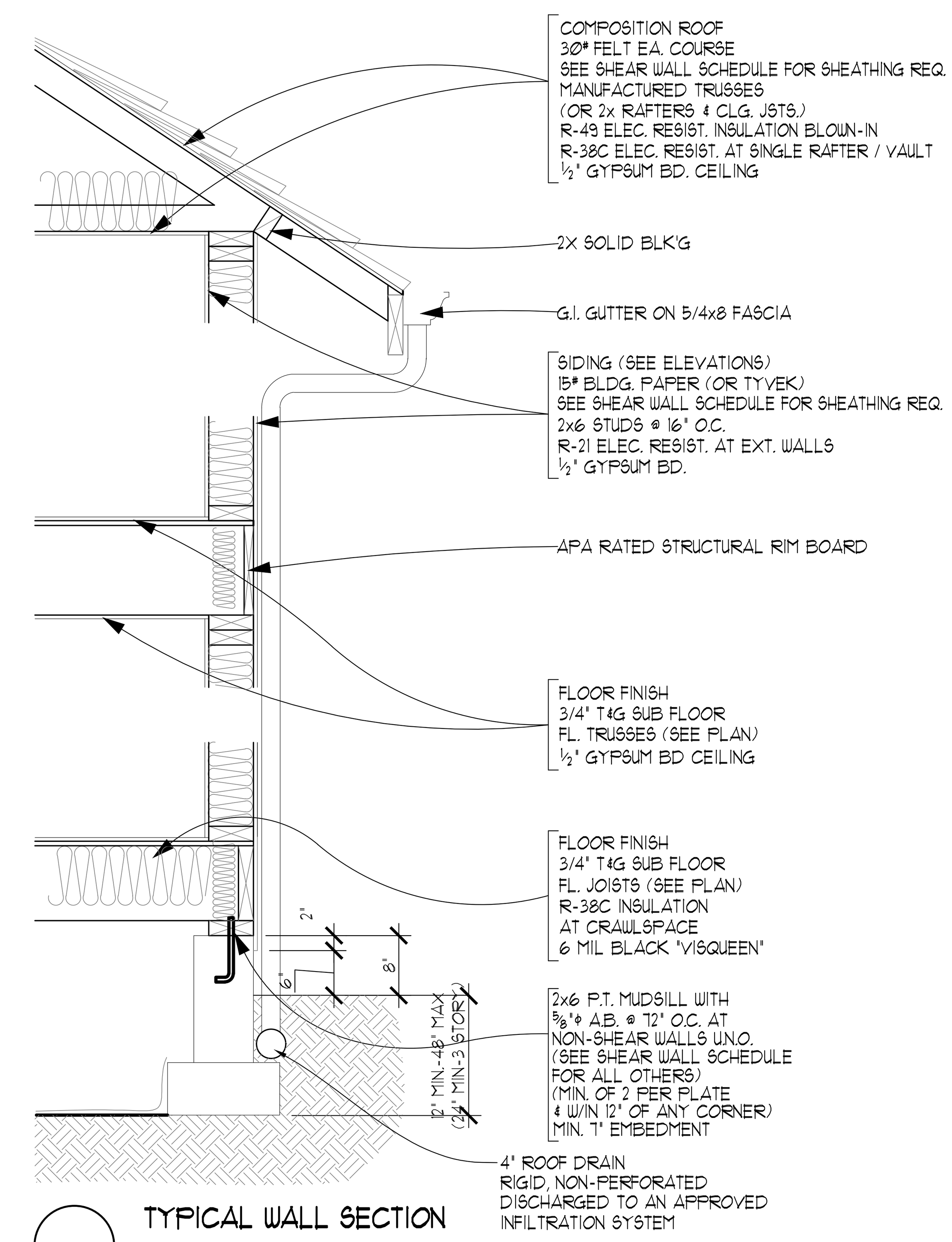


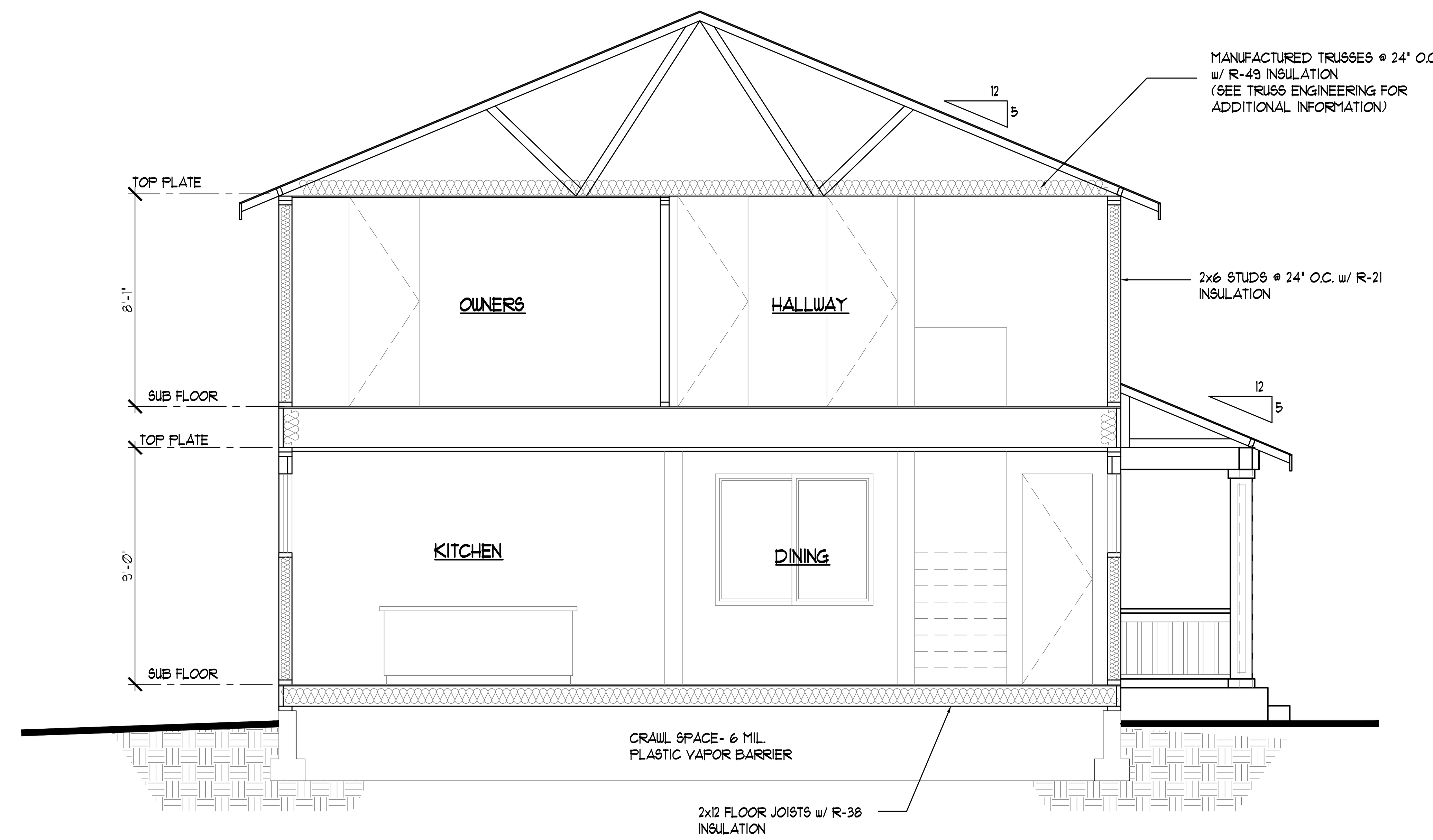
POWER METER & MISC. UTILITIES LOCATION DETAIL

N.T.S.



TYPICAL WALL SECTION

SCALE: N.T.S.



SECTION A

1/4"=1'-0"

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[A-5]

ALL WORK SHALL BE IN ACCORDANCE WITH ALL CODES, RULES AND REGULATIONS OF GOVERNING AGENCIES AND SHALL COMPLY WITH THE REQUIREMENTS OF THE POWER SERVING AND TELEPHONE COMPANIES.

ALL EQUIPMENT INSTALLED OUTDOORS AND EXPOSED TO WEATHER SHALL BE "WEATHER-PROOF".

RECEPTACLES IN KITCHEN AND BATHROOMS SHALL BE INSTALLED ABOVE COUNTER TOP U.N.O. IN THE DRAWINGS.

PROVIDE MINIMUM TWO (2) 20 AMPERE SMALL APPLIANCE CIRCUITS AT THE KITCHEN, DINING ROOM AND/OR BREAKFAST AREAS.

PROVIDE GFI PROTECTION AT BATHROOMS, POWDER ROOMS, OUTDOOR RECEPTACLES, GARAGES AND WITHIN 6 FEET OF THE KITCHEN SINK.

RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY UNBROKEN WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE. A WALL SPACE SHALL INCLUDE ANY SPACE 2 FEET OR MORE IN WIDTH (INCLUDING SPACE MEASURED AROUND CORNERS) AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS, FIREPLACES, AND SIMILAR OPENINGS.

IN KITCHEN AND DINING AREAS AT LEAST ONE RECEPTACLE SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12 INCHES.

A RECEPTACLE SHALL BE INSTALLED IN USABLE WALL SPACE 2 FEET OR MORE IN WIDTH.

RECEPTACLES AND SWITCHES BACK TO BACK IN FIRE SEPARATION WALLS MUST MAINTAIN SEPARATE BAYS.

ALL EQUIPMENT AND MATERIALS FURNISHED AND INSTALLED UNDER THIS SECTION, SHALL BE GUARANTEED BY THE TRADE PARTNER FOR A PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE OF THE WORK.

PROVIDE TWO METHODS OF GROUNDING CLAMP AT HOSEBIBB

ONE ADDITIONAL #4 BAR, 20-FEET LONG IN FOOTING AT ELECTRICAL METER LOCATION FOR UFFER GROUND.

RECEPTACLE OUTLETS FOR RANGES AND CLOTHES DRYERS SHALL BE A 3-POLE WITH GROUND TYPE. FOURWIRE, GROUNDING-TYPE FLEXIBLE CORDS WILL BE REQUIRED FOR CONNECTION OF RANGES AND CLOTHES DRYERS. THE BONDING JUMPER SHALL NOT BE CONNECTED BETWEEN THE NEUTRAL TERMINAL AND THE FRAME OF THE APPLIANCE.

PROVIDE A MIN. OF TWO 20-AMPERE-RATED BRANCH CIRCUITS FOR RECEPTACLES LOCATED IN THE KITCHEN, PANTRY, BREAKFAST, AND DINING AREAS, A SEPARATE 20-AMPERE-RATED BRANCH CIRCUIT TO THE LAUNDRY, AND A SPEARATE 20-AMPERE-RATED BRANCH CIRCUIT FOR BATHROOM RECEPTACLE(S).

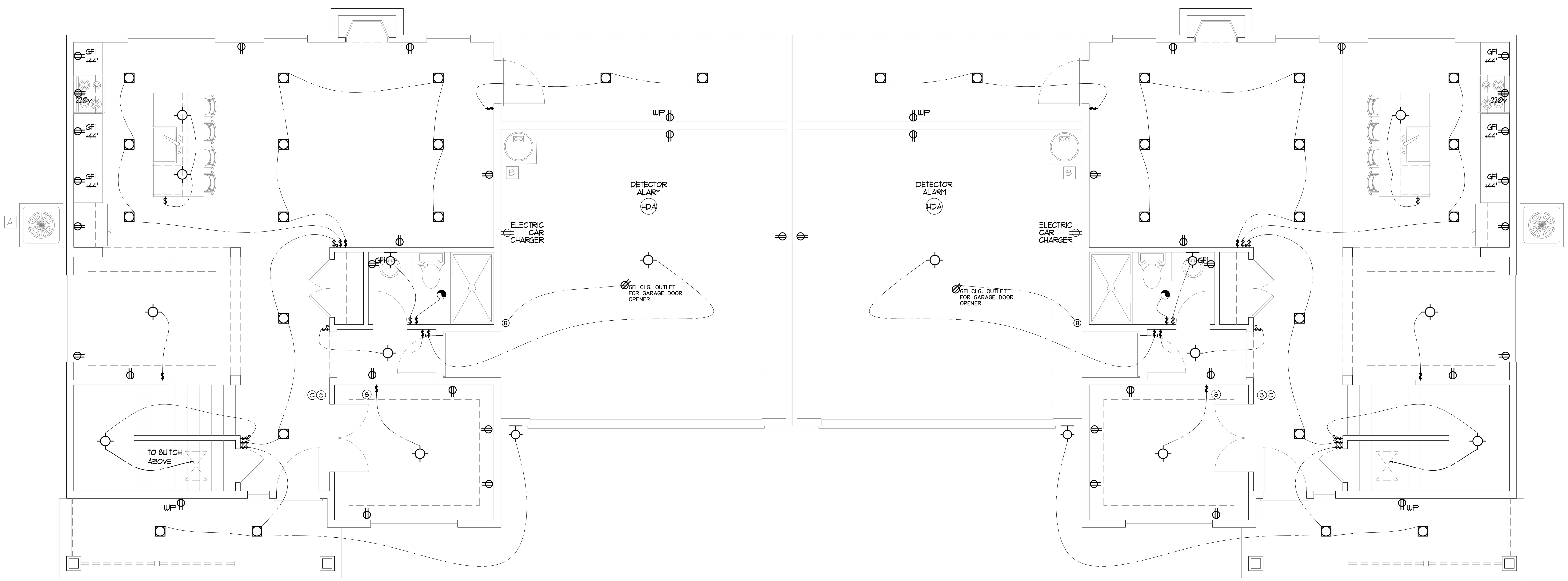
PER IRC E3902.16, ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE 15 OR 20 AMPEREE OUTLETS INSTALLED IN DWELLING SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.

PANEL AND CIRCUIT BREAKERS SHALL BE INSPECTED. 2--5 NEC 210-12, (a) AND (b), ARC-FAULT CIRCUIT INTERRUPTER PROTECTION.

ELECTRICAL LEGEND

Symbol	Description	Symbol	Description
$	SINGLE POLE SWITCH		STANDARD CEILING MOUNT LIGHT OUTLET
$3	3 POLE SWITCH	KL	PORCELAIN SOCKET FIXTURE
$4	4 POLE SWITCH	F	FLUORESCENT CEILING MOUNT LIGHT OUTLET
$OS	SINGLE POLE OCCUPANCY SENSOR		WALL MOUNTED STANDARD LIGHT FIXTURE
$M	SINGLE POLE SWITCH W/ MOTION SENSOR	F	WALL MOUNTED FLUORESCENT LIGHT FIXTURE
$T	TIMER SWITCH		RECESSED CFL CAN LIGHT
$LV	LOW VOLTAGE SWITCH	F	RECESSED FLUORESCENT CAN LIGHT
	DUPLEX RECEPTACLE OUTLET		RECESSED DIRECTIONAL CAN LIGHT
	SPLIT WIRE DUPLEX OUTLET		KICK LIGHT
GFI	GROUND FAULT INTERCEPT OUTLET		EXHAUST FAN
	30 AMP 220 VOLT ELECTRIC CAR OUTLET		COMBINATION RECESSED CAN & EXHAUST FAN
	220v OUTLET	T	THERMOSTAT
	A/C DISCONNECT	J	JUNCTION BOX
	FLOOR RECEPTACLE		LOW VOLTAGE ADDRESS LIGHT
B	PUSH BUTTON		BOX FLUORESCENT, REFER TO PLAN FOR SIZE
DB	CHIMES	GFI CLG. OUTLET FOR GARAGE DOOR OPENER	GARAGE DOOR OUTLET
	TELEPHONE		
	TELEVISION ANTENNA (STRUCTURED WIRING INSTALLED AT TELEVISION LOCATION)		
S	SMOKE DETECTOR - PERMANENTLY WIRED AND INTERCONNECTED		CEILING FAN OUTLET (BLOCKED)
CS COMBO	COMBO CARBON MONOXIDE / SMOKE DETECTOR		

V.T.O. = VENT TO OUTSIDE; W.H.F. = WHOLE HOUSE FAN; VP = VAPOR PROOF; WP = WATER PROOF; CH = CHANDELIER; P = PENDANT



MAIN FLOOR ELECTRICAL PLAN

1/4"=1'-0"

5 MIN. AIR EXCHANGE CEILING FANS PER PLAN

110 VOLT SMOKE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP

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[A-6]

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	A/C DISCONNECT	J	JUNCTION BOX
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B	PUSH BUTTON		BOX FLUORESCENT, REFER TO PLAN FOR SIZE
DB	CHIMES	GFI CLG. OUTLET FOR GARAGE DOOR OPENER	GARAGE DOOR OUTLET
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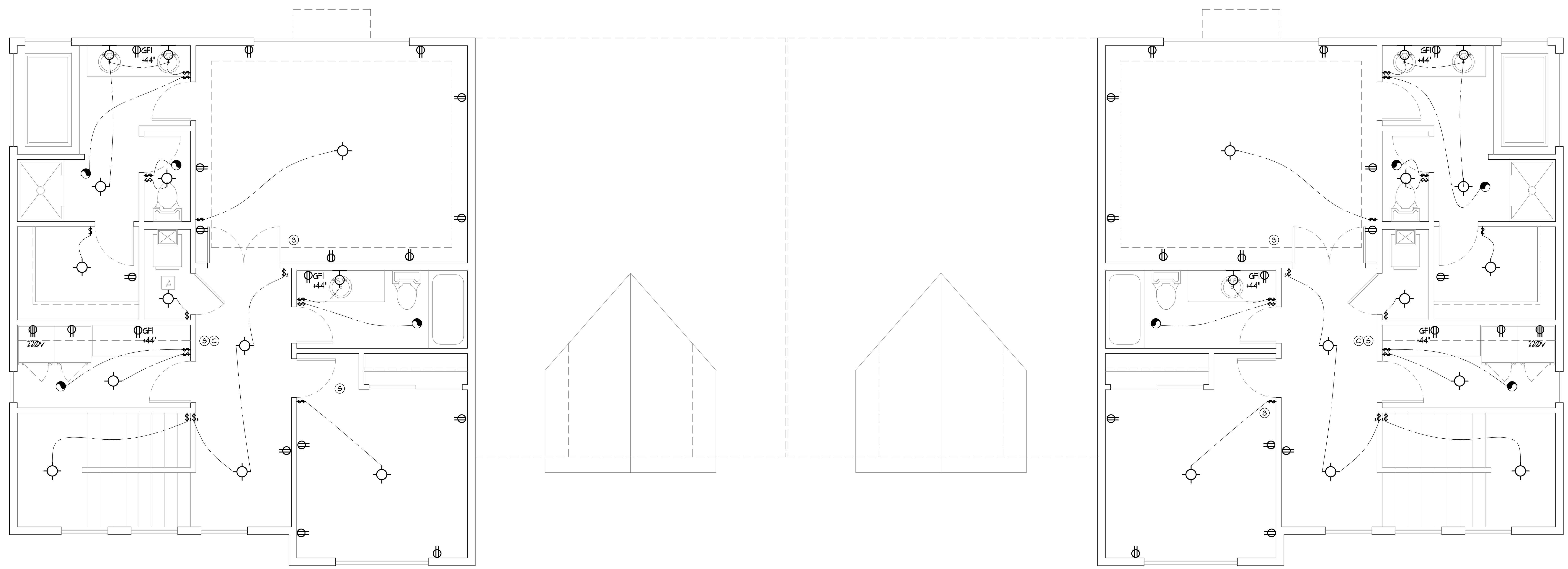

UPPER FLOOR ELECTRICAL PLAN

1/4"=1'-0"

5 MIN. AIR EXCHANGE CEILING FANS PER PLAN

110 VOLT SMOKE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP

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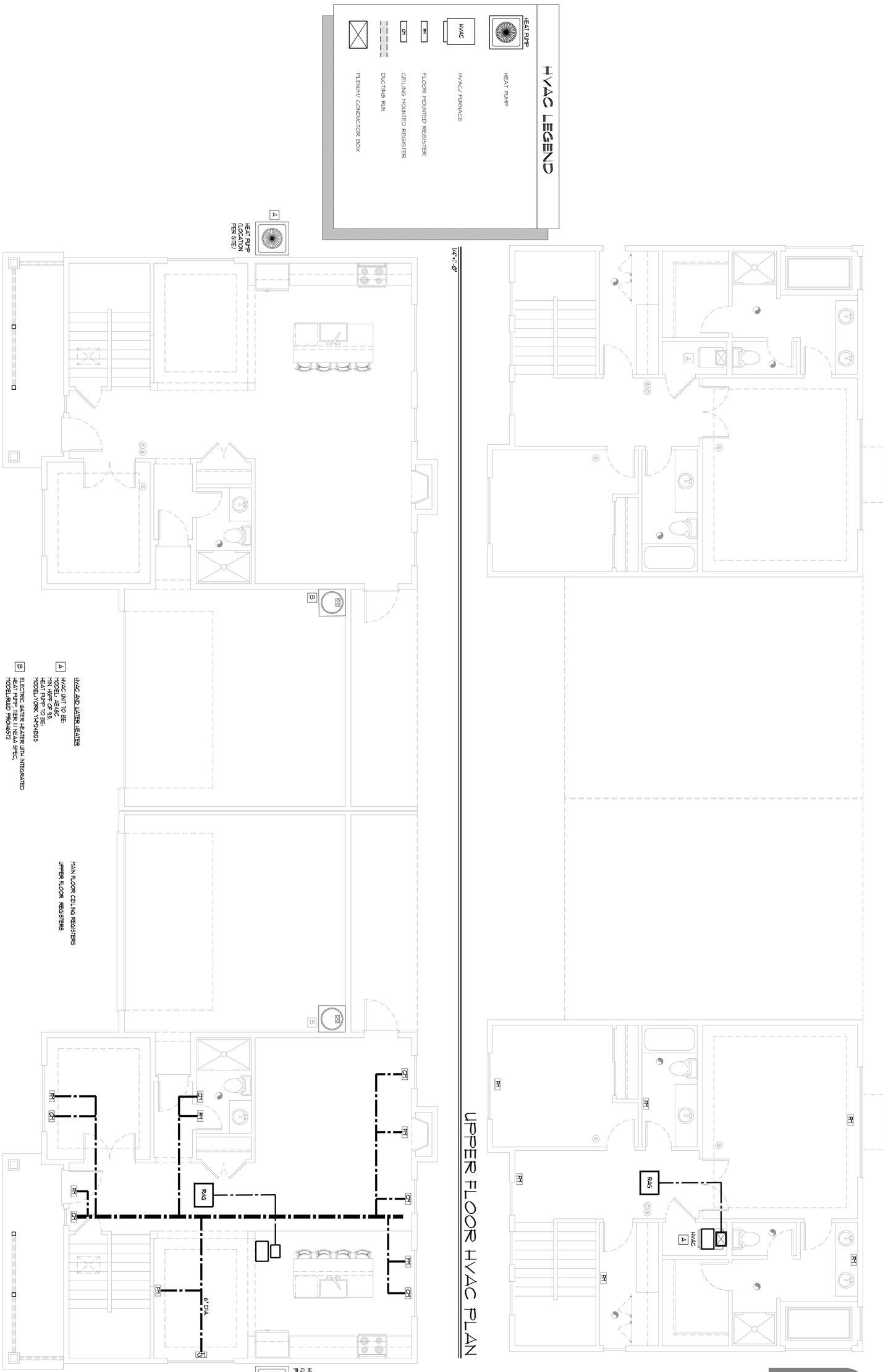

[A-8]

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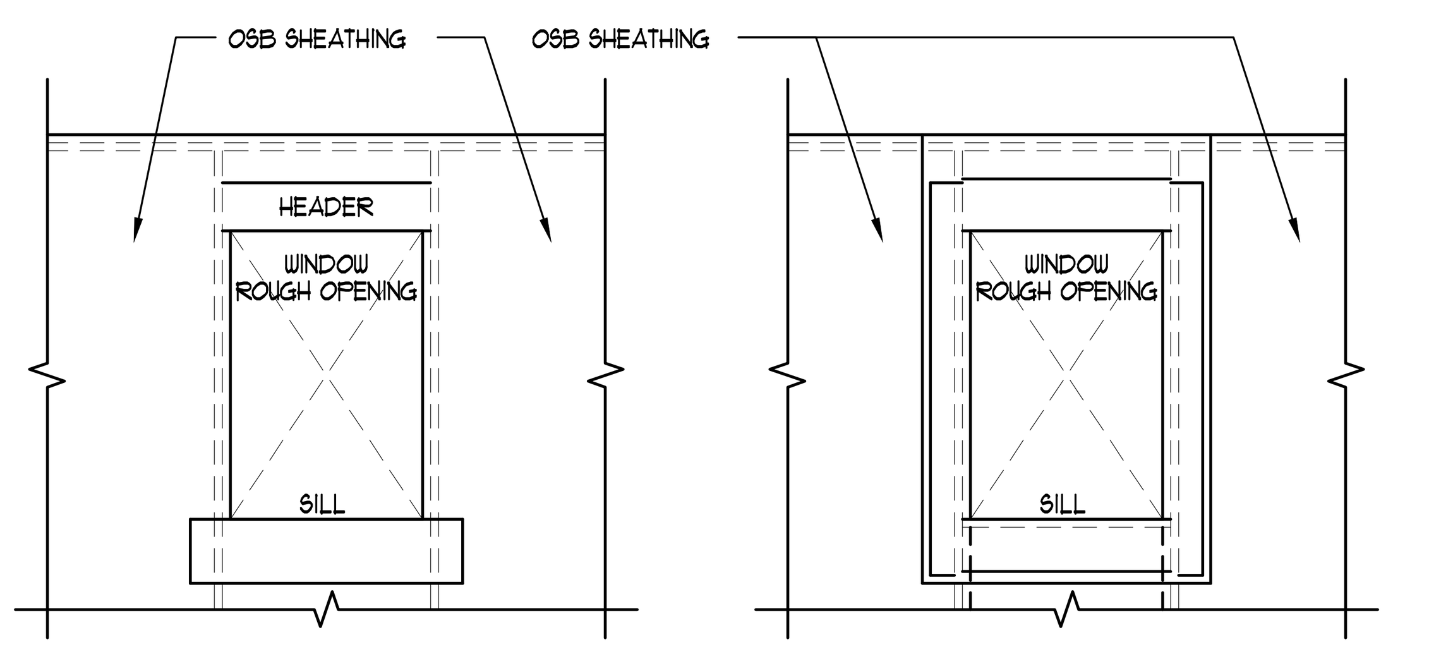
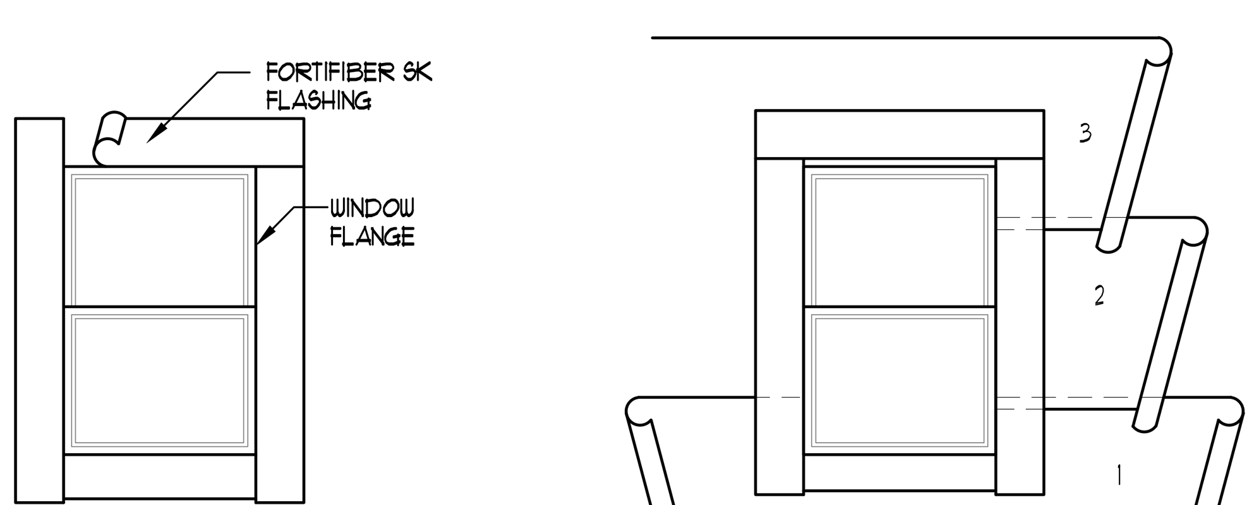
Phone: (253) 297-8040

Rueppell Home Design



ATTACH A SILL STRIP OF FLASHING MATERIAL AT LEAST 12" WIDE WITH THE TOP EDGE EVEN WITH THE TOP EDGE OF THE ROUGH SILL. EXTEND THIS SILL STRIP AT LEAST 12" BEYOND THE EDGE OF THE ROUGH OPENING FOR WINDOW. ATTACH FLASHING WITH GALVANIZEDROOFING NAILS OR RUST-RESISTANT STAPLES.

AFTER SILL STRIP IS IN PLACE, ATTACH JAMB STRIPS INSIDE OF OPENING AT LEAST 12" WIDE WITH INSIDE EDGE OF FLASHING EVEN WITH EDGE OF WINDOW OPENING. START JAMB STRIPS 1" BELOW THE SILL STRIP AND EXTEND JAMB STRIPS 6" ABOVE THE LOWER EDGE OF THE HEADER TOP OF WINDOW OPENINGS.

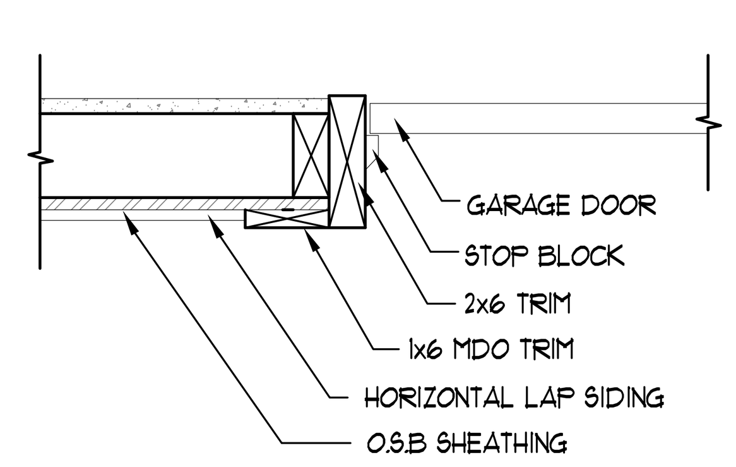


APPLY A BEAD OF CAULKING TO THE BACK SURFACES OF THE WINDOW, THEN PLACE THE WINDOW INTO THE ROUGH OPENING WITH FLANGES OVER THE INSTALLED FLASHING STRIPS. AFTER WINDOW IS PLACED, INSTALL THE HEAD FLASHING OVER THE WINDOW FLANGE. THIS IS ANOTHER STRIP OF FLASHING AT LEAST 12" WIDE.

STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY WATER RESISTANT PAPER UNDER THE SILL STRIP. CUT ANY EXCESS WATER RESISTANT PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING, (SHOWN IN DIAGRAM AS SHORT DASHED LINES). INSTALL SUCCEEDING COURSESOF WATER RESISTANT PAPER OVER JAMB AND HEAD FLANGES IN SHINGLE-BOARD FASHION.

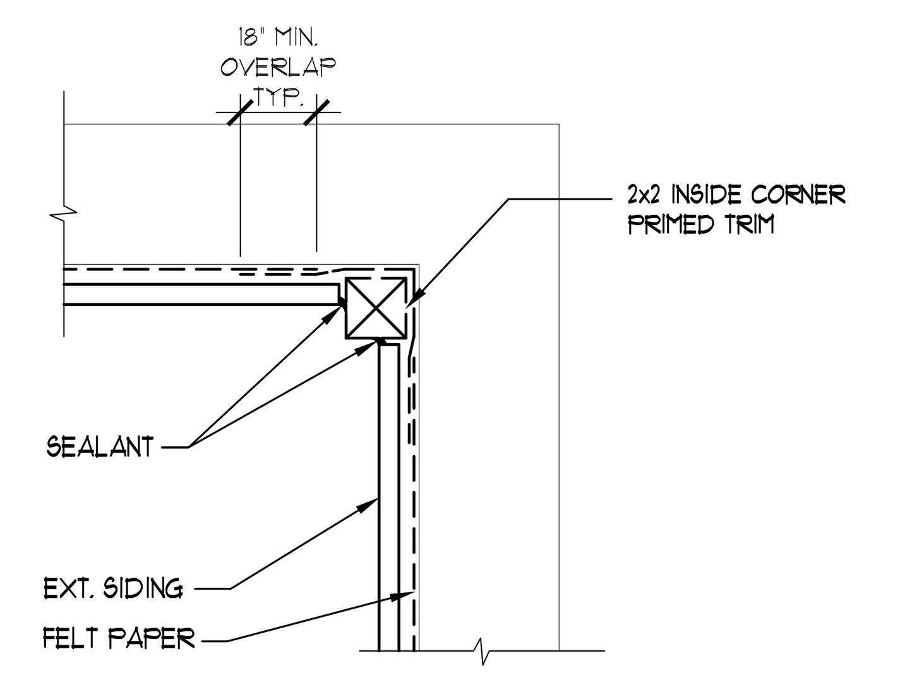
1 WINDOW FLASHING DETAIL

N.T.S.



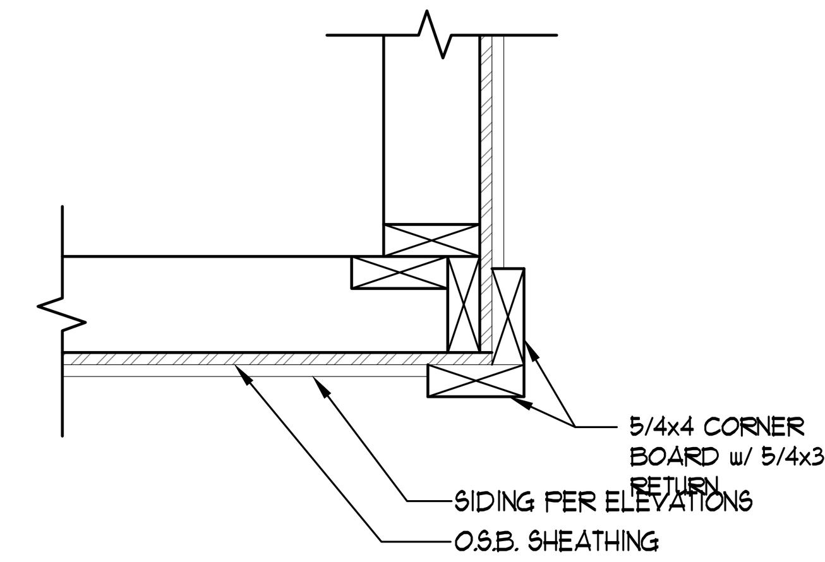
3 GARAGE DOOR TRIM DETAIL

N.T.S.



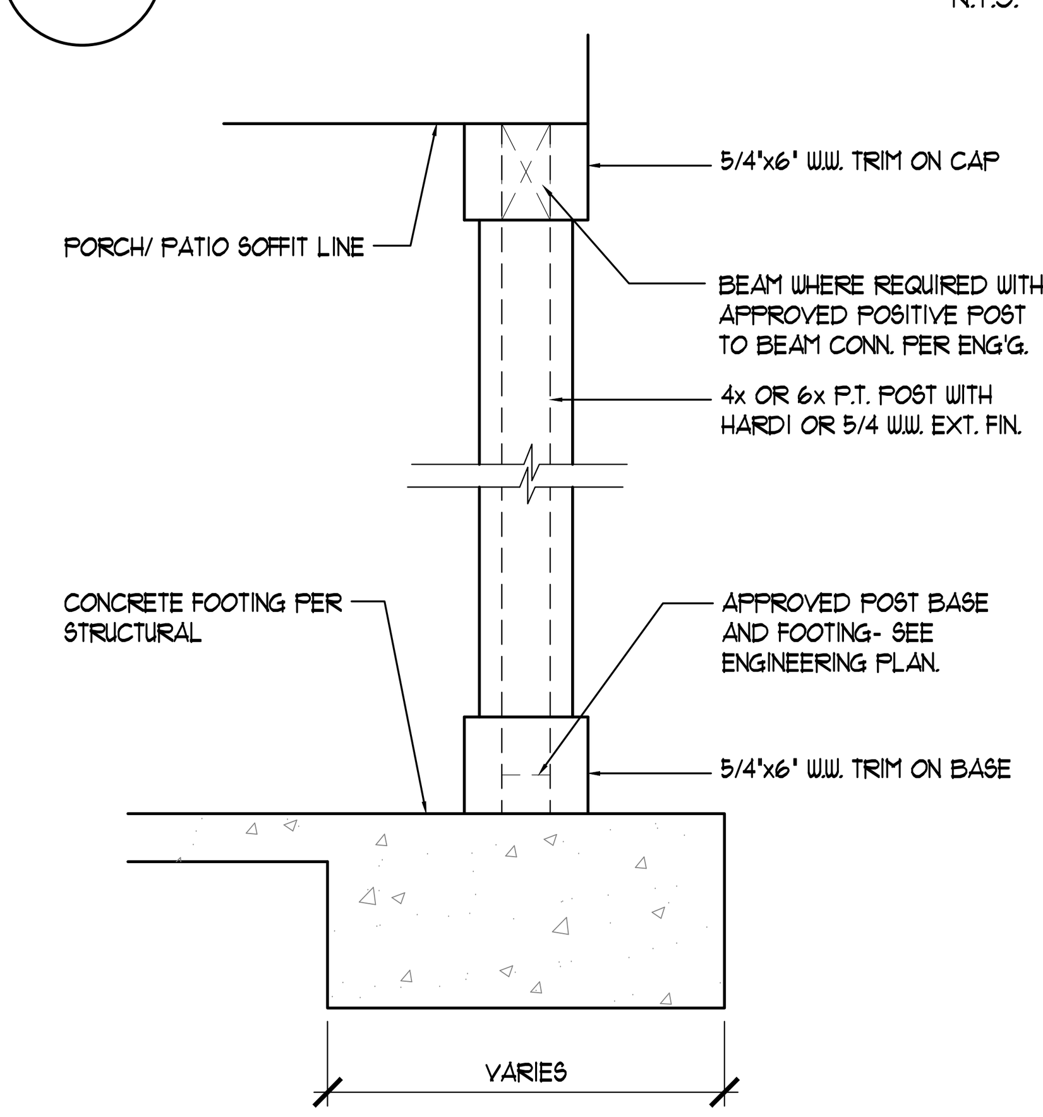
4 INSIDE CORNER TRIM DETAIL

N.T.S.



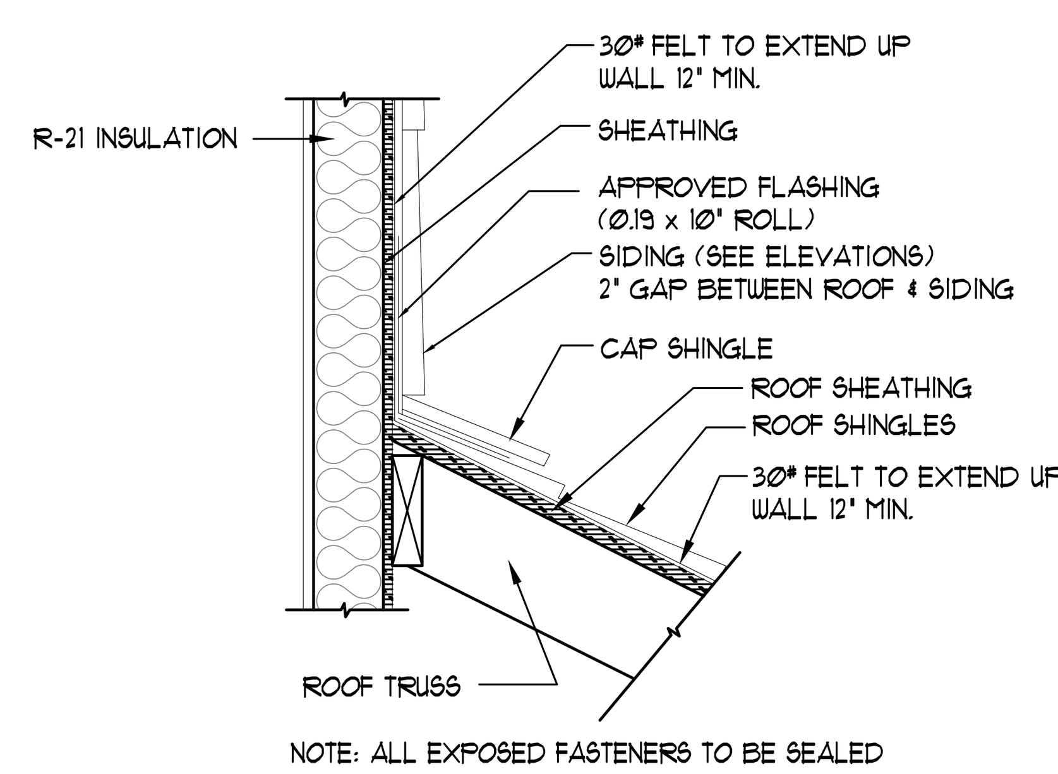
5 CORNER TRIM DETAIL

N.T.S.



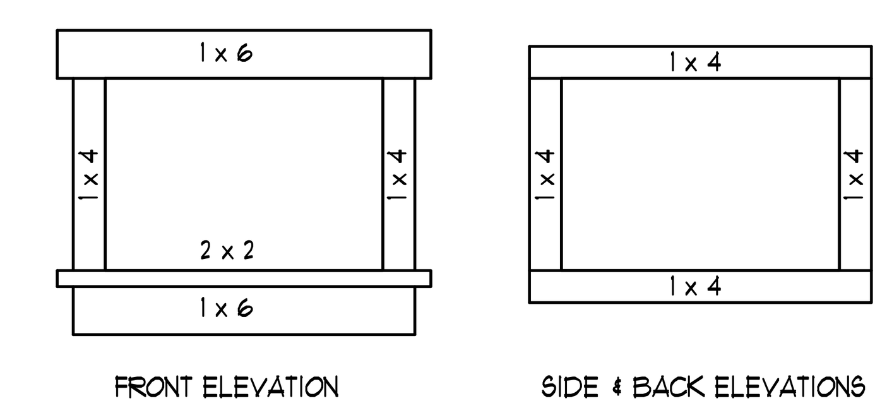
8 WRAP POST DETAIL

N.T.S.



9 ROOF/WALL FLASHING DETAIL

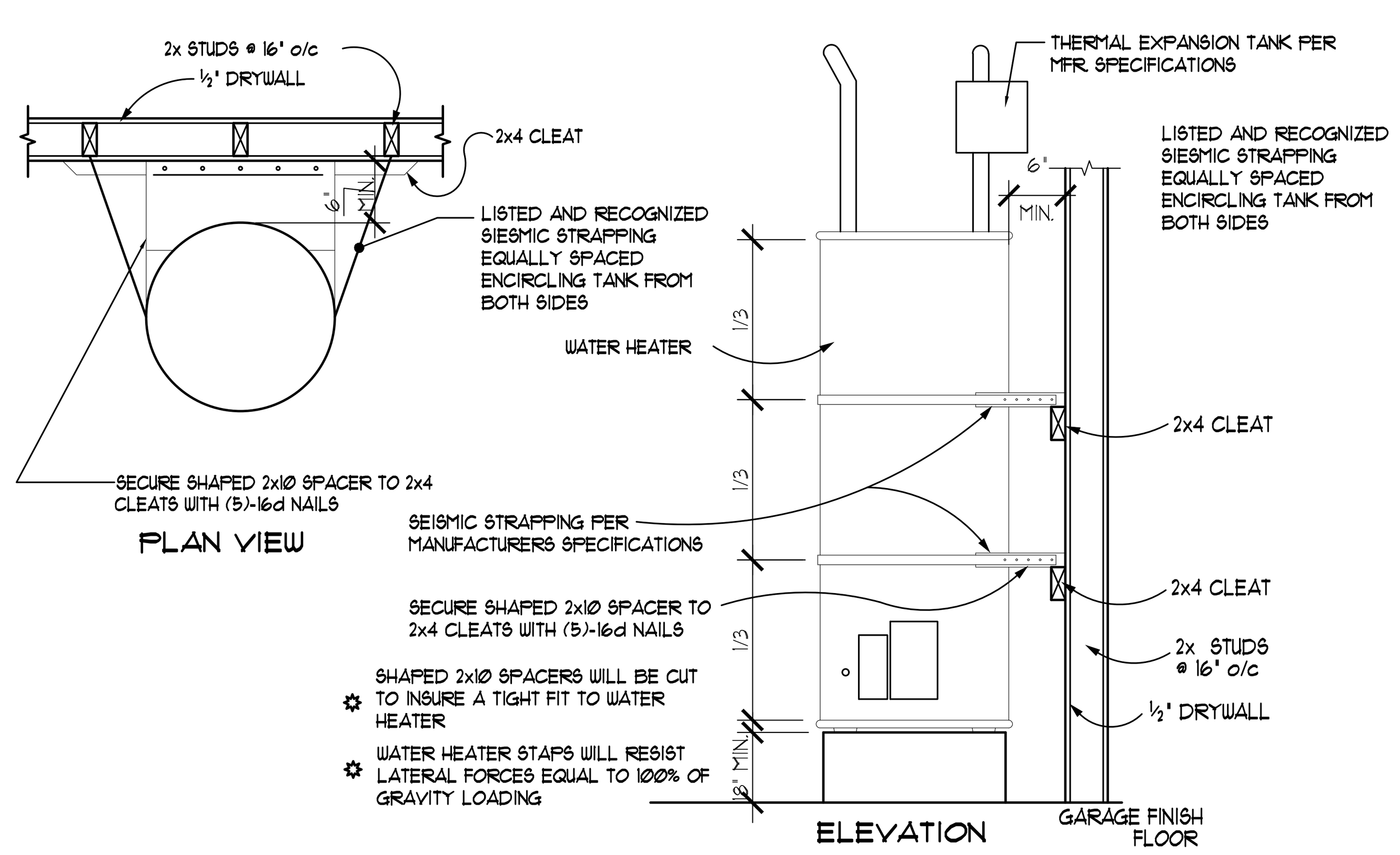
N.T.S.



10 WINDOW TRIM DETAIL

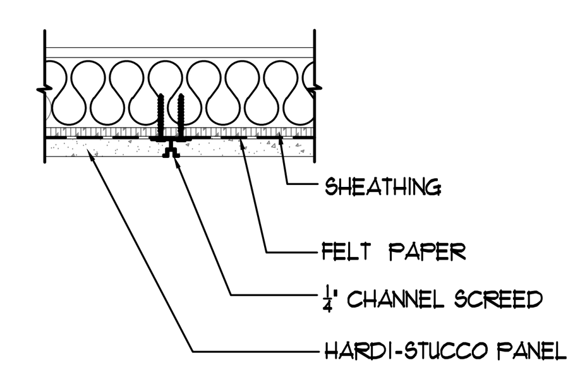
NOTE: ALL FRONT EXTERIOR TRIM FIN. ARE TO BE MDO (MEDIUM DENSITY OVERLAY).

N.T.S.



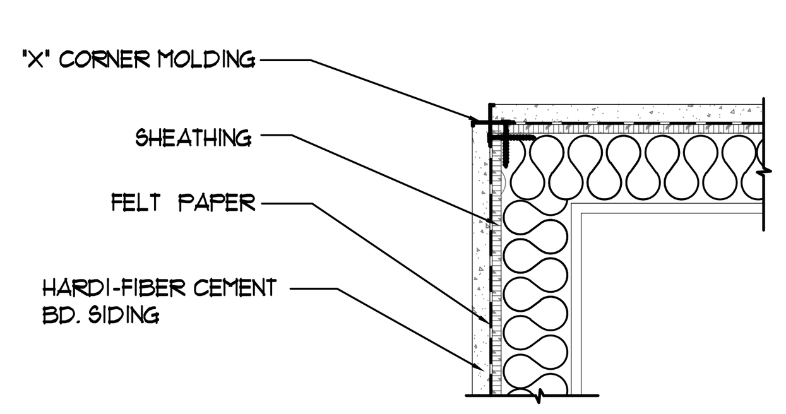
11 WATER HEATER SEISMIC STRAPPING

N.T.S.



12 1/4 CHANNEL SCREED

N.T.S.



13 "X" CORNER MOLDING DETAIL

N.T.S.

Rueppell Home Design

Plan: 1864-1864
HC HOMES DUPLEX
Date: 04/11/23
Revision Date: 09/20/23
Drawn by: SM/BP
Phone: (253) 297-8040

[D-1]

Units - A&B

Window, Skylight and Door Schedule

Project Information
Plan 1864
HC Homes Duplex

Contact Information
Rueppell, Inc
253.251.2501

	Ref.	U-factor	Qt.	Width Feet	Inch	Height Feet	Inch	Area	UA
Exempt Swinging Door (24 sq. ft. max.)								0.0	0.00
Exempt Glazed Fenestration (15 sq. ft. max.)								0.0	0.00

Vertical Fenestration (Windows and doors)

Component Description	Ref.	U-factor	Qt.	Width Feet	Inch	Height Feet	Inch	Area	UA
FOYER		0.28	1	1	6	6		9.0	2.52
DEN		0.28	1	6		5		30.0	8.40
DINING		0.28	1	6		5		30.0	8.40
KITCHEN		0.28	1	6		5		30.0	8.40
FAMILY		0.28	2	3		5		30.0	8.40
ENTRY		0.28	1	3		8		24.0	6.72
HALLWAY		0.28	1	2		8		16.0	4.48
								0.0	0.00
BEDROOM		0.28	1	6		4		24.0	6.72
STAIR		0.28	3	3		4		36.0	10.08
UTILITY		0.28	1	2		4		8.0	2.24
BATH		0.28	1	6		4		24.0	6.72
BATH		0.28	1	3		4		12.0	3.36
OWNER'S SUITE		0.28	1	10		4		40.0	11.20
FAMILY		0.28	1	3		8		24.0	6.72
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
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								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00

Sum of Vertical Fenestration Area and UA 337.0 94.36
Vertical Fenestration Area Weighted U = UA/Area 0.28

Overhead Glazing (Skylights)

Component Description	Ref.	U-factor	Qt.	Width Feet	Inch	Height Feet	Inch	Area	UA
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00

Sum of Overhead Glazing Area and UA 0.0 0.00
Overhead Glazing Area Weighted U = UA/Area 0.00

Total Sum of Fenestration Area and UA ***(for heating system sizing calculations)*** 337.0 94.36

Units - A&B

Simple Heating System Size: Washington State

This heating system sizing calculator is based on the Prescriptive Requirements of the 2018 Washington State Energy Code (WSEC) and ACCA Manuals J and S. This tool will calculate heating loads only. ACCA procedures for sizing cooling systems should be used to determine cooling loads.

Please complete the green drop-downs and boxes that are applicable to your project. As you make selections in the drop-downs for each section, some values will be calculated for you. If you do not see the selection you need in the drop-down options, please contact the WSU Energy Program at energycode@energy.wsu.edu or (360) 956-2042 for assistance.

Project Information
Plan 1864
HC Homes Duplex

Contact Information
Rueppell Homes Design
(253)297-8040

Heating System Type: ○ All Other Systems ● Heat Pump

To see detailed instructions for each section, place your cursor on the word "Instructions"

Design Temperature
Instructions
Puyallup
Design Temperature Difference (ΔT) 51
ΔT = Indoor (70 degrees) - Outdoor Design Temp

Area of Building
Conditioned Floor Area
Instructions
Conditioned Floor Area (sq ft) 1,864
Average Ceiling Height
Instructions
Average Ceiling Height (ft) 9.0
Conditioned Volume 16,776

	Selection	U-Factor / F-Factor	Area / Length	UA
Glazing and Doors	U-0.28	0.280	337	94.36
Skylights		0.50		---
Insulation – Attic	R-49	0.026	971	25.25
Single Rafter or Joist Vaulted Ceilings	Select R-Value	No selection		---
Above Grade Walls *(see Figure 1)*	R-21 Intermediate	0.056	1,527	85.51
Floors	R-38	0.025	971	24.28
Below Grade Walls *(see Figure 1)*	Select R-value	No selection		---
Slab Below Grade *(see Figure 1)*	Select conditioning	No selection		---
Slab on Grade *(see Figure 1)*	Select R-Value	No selection		---

(U-Factor X Area = UA; F-Factor X Length = UA)

Location of Ducts
Instructions
Unconditioned Space
Duct Leakage Coefficient 1.10

Figure 1.

Sum of UA	229.39	
Envelope Heat Load *Sum of UA x ΔT*	11,699	Btu / Hour
Air Leakage Heat Load *Volume x 0.6 x ΔT x 0.018*	9,240	Btu / Hour
Building Design Heat Load *Air leakage + envelope heat loss*	20,939	Btu / Hour
Building and Duct Heat Load *Ducts in unconditioned space: sum of building heat loss x 1.10* *Ducts in conditioned space: sum of building heat loss x 1*	23,033	Btu / Hour
Maximum Heat Equipment Output *Building and duct heat loss x 1.40 for forced air furnace* *Building and duct heat loss x 1.25 for heat pump*	28,791	Btu / Hour

(07/01/13)

2018 Washington State Energy Code – Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Single Family – New & Additions (effective February 1, 2021)

These requirements apply to all IRC building types, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses).

Project Information	*Contact Information*
HC Homes Duplex	Rueppell Homes Design
	253-297-8040

Instructions: This single-family project will use the requirements of the Prescriptive Path below and incorporate the minimum values listed. Based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.

Provide all information from the following tables as building permit drawings: Table R402.1 - Insulation and Fenestration Requirements by Component, Table R406.2 - Fuel Normalization Credits and 406.3 - Energy Credits.

Authorized Representative Benny Pascual Digitally signed by Benny Pascual Date: 2022.03.10 07:53:28 -08'00' ***Date*** 03/18/2021

All Climate Zones (Table R402.1.1)	R-Value [a]	U-Factor [a]
Fenestration U-Factor [b]	n/a	0.30
Skylight U-Factor [b]	n/a	0.50
Glazed Fenestration SHGC [b,e]	n/a	n/a
Ceiling [e]	49 [j]	0.026
Wood Frame Wall [g,h]	21 int	0.056
Floor	30	0.029
Below Grade Wall [c,h]	10/15/21 int + TB	0.042
Slab [d,f] R-Value & Depth	10, 2 ft	n/a

a	*R*-values are minimums. *U*-factors and SHGC are maximums. When insulation is installed in a cavity that is less than the label or design thickness of the insulation, the compressed *R*-value of the insulation from Appendix Table A101.4 shall not be less than the *R*-value specified in the table.
b	The fenestration *U*-factor column excludes skylights.
c	"10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.
d	R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.
e	For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.
f	R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.
g	For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for *climate zone* 5 of ICC 400.
h	Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78% of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.

Prescriptive Path – Single Family 2018 Washington State Energy Code-R 1

Units - A&B

2018 Washington State Energy Code – Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Single Family – New & Additions (effective February 1, 2021)

Each dwelling unit ***in a residential building*** shall comply with sufficient options from Table R406.2 (fuel normalization credits) and Table 406.3 (energy credits) to achieve the following minimum number of credits. To claim this credit, the building permit drawings shall specify the option selected and the maximum tested building air leakage, and show the qualifying ventilation system and its control sequence of operation.

1. **Small Dwelling Unit: 3 credits**
   Dwelling units less than 1,500 sf in conditioned floor area with less than 300 sf of fenestration area. Additions to existing building that are greater than 500 sf of heated floor area but less than 1,500 sf.
2. **Medium Dwelling Unit: 6 credits**
   All dwelling units that are not included in #1 or #3
3. **Large Dwelling Unit: 7 credits**
   Dwelling units exceeding 5,000 sf of conditioned floor area
4. **Additions less than 500 square feet: 1.5 credits**
   All other additions shall meet 1-3 above

Before selecting your credits on this Summary table, review the details in Table 406.3 (Single Family), on page 4.

Summary of Table R406.2

Heating Options	Fuel Normalization Descriptions	Credits - select ONE heating option		User Notes
1	Combustion heating minimum NAECA[b]	0.0	☐	
2	Heat pump[c]	1.0	☑	
3	Electric resistance heat only - furnace or zonal	-1.0	☐	
4	DHP with zonal electric resistance per option 3.4	0.5	☐	
5	All other heating systems	-1.0	☐	
Energy Options	**Energy Credit Option Descriptions**	**Credits - select ONE energy option from each category [d]**		
1.1	[illegible]	0.5	☐	
1.2	Efficient Building Envelope	1.0	☐	
1.3	Efficient Building Envelope	0.5	☑	
1.4	Efficient Building Envelope	1.0	☐	
1.5	Efficient Building Envelope	2.0	☐	
1.6	Efficient Building Envelope	3.0	☐	
1.7	Efficient Building Envelope	0.5	☐	
2.1	Air Leakage Control and Efficient Ventilation	0.5	☑	
2.2	Air Leakage Control and Efficient Ventilation	1.0	☐	
2.3	Air Leakage Control and Efficient Ventilation	1.5	☐	
2.4	Air Leakage Control and Efficient Ventilation	2.0	☐	
3.1[a]	High Efficiency HVAC	1.0	☐	
3.2	High Efficiency HVAC	1.0	☑	
3.3[a]	High Efficiency HVAC	1.5	☐	
3.4	High Efficiency HVAC	1.5	☐	
3.5	High Efficiency HVAC	1.5	☐	
3.6[a]	High Efficiency HVAC	2.0	☐	
4.1	High Efficiency HVAC Distribution System	0.5	☐	
4.2	High Efficiency HVAC Distribution System	1.0	☑	

Prescriptive Path – Single Family 2018 Washington State Energy Code-R 2

2018 Washington State Energy Code – Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Single Family – New & Additions (effective February 1, 2021)

Summary of Table R406.2 (cont.)

Energy Options	Energy Credit Option Descriptions (cont.)	Credits - select ONE energy option from each category [d]		User Notes
5.1[d]	Efficient Water Heating	0.5	☐	
5.2	Efficient Water Heating	0.5	☐	
5.3	Efficient Water Heating	1.0	☐	
5.4	Efficient Water Heating	1.5	☐	
5.5	Efficient Water Heating	2.0	☑	
5.6	Efficient Water Heating	2.5	☐	
6.1[e]	Renewable Electric Energy (3 credits max)	1.0		
7.1	Appliance Package	0.5	☐	
	Total Credits		6.0	CLEAR FORM

a. An alternative heating source sized at a maximum of 0.5 W/sf (equivalent) of heated floor area or 500 W, whichever is bigger, may be installed in the dwelling unit.
b. Equipment listed in Table C403.3.2(4) or C403.3.2(5)
c. Equipment listed in Table C403.3.2(1) or C403.3.2(2)
d. You cannot select more than one option from any category EXCEPT in category 5. Option 5.1 may be combined with options 5.2 through 5.6. See Table 406.3.
e. 1.0 credit for each 1,200 kWh of electrical generation provided annually, up to 3 credits max.
See the complete Table R406.2 for all requirements and option descriptions.

Please print only pages 1 through 3 of this worksheet for submission to your building official.

Prescriptive Path – Single Family 2018 Washington State Energy Code-R 3

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 AND ELECTRIC HEATING FURNACES.
LIQUIFIED 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 WHICH GENERATES A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED WITH THE PILOTS AND BURNERS FOR HEATING ELEMENTS AND SWITCHES AT LEAST 18" ABOVE THE FLOOR LEVEL.

TEMPERATUERE CONTROL THE PRIMARY SPACE CONDITIONING SYSTEM WITHIN EACH DWELLING UNIT SHALL BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE WSEC 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 CHALL 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 PROVEDED BY OTHER APPR. MEANS.
   - 100 SQ INCH TRANSFER GRILL PER IRC G2439.4 (614.6)

CONTINUOUS WHOLE-HOUSE

MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

FLOOR AREA (SQ. FT.)	NUMBER OF BEDROOMS				
	1	2	3	4	> 5
	AIRFLOW IN CFM				
< 500	30	30	35	45	50
500 - 1000	30	35	40	50	55
1001 - 1500	30	40	45	55	60
1501 - 2000	35	45	50	60	65
2001 - 2500	40	50	55	65	70
2501 - 3000	45	55	60	70	75
3001 - 3500	50	60	65	75	80
3501 - 4000	55	65	70	80	85
4001 - 4500	60	70	75	85	90
4501 - 5000	65	75	80	90	95

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

MINIMUM REQUIRED EXHAUST RATES

AREA TO BE VENTED	EXHAUST RATES
KITCHENS	100 CFM INTERMITTENT OR 25 CFM CONTINUOUSLY
BATHROOM / LAUNDRY / SIMILAR AREAS	50 CFM INTERMITTENT OR 20 CFM CONTINUOUSLY

Rueppell
Home Design

Plan: 1864-1864
HC HOMES DUPLEX
Date: 04/11/23
Revision Date: 09/20/23
Drawn by: SM/BP
Phone: (253) 297-8040

[E-1]

3.B. Design Guidelines and Strategies

3.B.1. Applicability and Requirements

1. This section applies to:

a. All new projects 10,000 square feet or larger.
Proposed Duplex with 3,734 square foot total heated space

b. Renovation projects defined as buildings 4,000 square feet or greater, before or after construction. N/A, New structure

c. All new buildings or additions greater than three (3) floors or 35 feet in height.
Proposed Duplex will have 2 floors, and roof ridgeline at 27'-0" above finish grade. See Front Elevation.

d. All new additions or new buildings on a lot that is located on either side of the same street (of the same block) as one or more historic and/or character structures.
N/A. Proposed Duplex is not on a lot that is located on either side of the same street (of the same block) as on or more historic and/ or character structures.

e. All new parking structures. N/A

f. All new buildings within transition areas, abutting or across from residential zones. N/A

2. New buildings 10,000 square feet or larger: N/A

a. Must comply with Site and Neighborhood Context (3.B.2) and Exterior Public Space, Interior Galleria or Arcade Space (3.B.7), as well as a minimum of two additional guideline sections from this chapter.

b. Must provide a transition to smaller adjacent buildings by using a combination of setbacks, incorporating smaller forms, and/or providing varied massing elements in the larger building.

3. Parking Structures: N/A

a. Must comply with Site and Neighborhood Context (3.B.2) and Building Scale and Bulk (3.B.3), Height (3.B.4), Setbacks (3.B.5) and Modulation of Building Form (3.B.6) to reduce the overall visual impact of the garage mass, bulk, and scale.

b. A combination of setbacks and landscaping and/or visual screening devices are required to reduce the overall visual impact of the garage mass, bulk, and scale.

c. Parking structures at street intersections/ corners and at ground-level facing sidewalks require special considerations. See also Sections 4.B.1.4, 5.B.1.3, and 5.B.9.

4. New buildings in transitions areas, abutting or across from residential zones: N/A

a. Mitigate building scale and bulk and modulation of building

form by applying the guidelines from 3.B.3 and 3.B.6.

5. Buildings containing only residential uses shall consider the size and character of the occupiable exterior space between the building facade and the public right-of-way in the building form and massing. Exterior amenity spaces are to provide visual interest both residents and pedestrians.

   a. Where the building form creates exterior ground-floor amenity space(s), provide a landscaped or architectural transition between the private space and adjacent public spaces. N/A

   b. Provide a landscape or architectural buffer between ground-floor units and a public sidewalk. SEE SITE PLAN

   c. Provide a landscape or architectural buffer between adjacent or facing ground-floor units. N/A

3.B.2. Site and Neighborhood Context

Determine appropriate building form and/or modulation of building massing for the site, taking into consideration:

Pedestrian oriented streets are defined as areas located in the CBD-Core zone.

1. Size of lot; SEE SITE PLAN
2. Scale of lot relative to adjacent lots;
   The lot measurements are 319.45' x 171.22'. See site plan for more information.
3. Scale of neighboring buildings;
   Proposed Duplex matches scale, and design, pf adjacent buildings
4. Proximity to character structures and/or historic buildings;
   No historic buildings in proximity per city reference map
5. Adjacency to pedestrian oriented streets;
   a. Relationship to existing open spaces, and whether additional ground level and/or upper level setbacks could be warranted.
   Existing lot is undeveloped, and no adjacent open spaces other than the streets.
6. Relationship to transition zones and whether additional upper level setbacks might be warranted; and
   No upper level setbacks required
7. Relationship to solar access and potential of shadow impacts.
   Solar access, and shadow impacts, will not have any impact on adjacent lot.

3.B.3. Building Scale and Bulk

To reduce the scale of large buildings relative to their context, consider the articulation of building form with all or some of the following strategies:

1. Break a large building into smaller masses, elements, and forms using horizontal or vertical offsets and/or changes in materials.

   a. Articulation of ‘base’, ‘middle’ and ‘top’ may be used to

express distinct areas of a building.
See exterior elevations on Sheets A-3 and A-4 for wall variations, porch and roof modulations.

b. Upper floors may be setback from lower floors or a 'base' that scaled to relate to neighboring context.
Duplex project matches scale, and design, of adjacent buildings

c. Setbacks of the building 'footprint' or perimeter may be introduced to express a distinct building mass.
Building footprint is small scale, w/ variations as noted.

d. Bay windows and/or recessed/extended porches may be used to break up the building mass.
Extended porches, etc used. See floor plans and exterior elevations.

2. If larger massing is necessary to achieve development goals, changes in materials and variation in windows and other devices are required to reduce the scale of the larger building mass.
Proposed Duplex matches scale, and design

a. See Sections 3.B.4 (Height), 3.B.5 (Setbacks), and 3.B.6 (Modulation of Building Form) for design strategies that may reduce perceived building mass. Acknowledged

3.B.4. Height

Consider stepping down height of a new building where appropriate in relation to:

1. Residential and Transition zones;

2. Adjacent historic and/or character structures;

3. Adjacent civic spaces;

4. Shadow impacts on pedestrian streets.

3.B.5. Setbacks

1. Step back a new building where appropriate in relation to:

a. Residential zones, to reduce scale of larger buildings relative to smaller buildings;
Proposed Duplex have a roof line modulation of different height.
Maximum ridge height does not exceed max city height requirement.
See front elevation.

b. Adjacent to historic and/or character structures; N/A

c. Adjacent to civic spaces to reduce shadows. N/A

2. Any building greater than three (3) floors or 35 feet in height (whichever is less) will: N/A

a. Provide a minimum 5-foot setback and a maximum 10-foot setback at the story where 30 feet in height is reached and for all stories above. N/A

b. The setback can incorporate exterior porches, balconies or other usable exterior spaces on public street frontages.
See front porch floor plan on page A-1

3. A building with a height greater than the street right-of-way width it fronts upon should incorporate a setback either at the

second level or top level of the building in order to reduce the sense of mass of the building. N/A

3.B.6. Modulation of Building Form

1. Horizontal Patterns

Reinforce horizontal character of adjacent structures with all or some of the following strategies:

a. Building height Maximum Duplex ridge height does not exceed max. city code height requirements. See Front elevation on page A-3

b. Ground-level and/or upper level setbacks See Front elevation on Page A-3

c. Scale and/or proportion of floor plates

Duplex plate heights specified. See exterior elevations on pages A-3 AND A-4.

d. Roof forms and/or roof articulation.

For items a-d: The proposed Duplex will match roof heights, roof variations, and materials of existing structures

2. Corner Buildings N/A

This design criterion is particularly applicable at important pedestrian intersections. While it may not be appropriate for all buildings to emphasize/articulate their corners, consider relationship of building to city block.

a. Use prominent visual/physical form(s) to assist with wayfinding in the urban environment.

No prominent visual/physical forms added to site plan design, other than the duplex building features

b. Reinforce larger, important civic spaces and places through the articulation of building forms, elements, and massing. N/A

3. Roof Articulation

Incorporate a flat roof (less than 3:12 pitch) with cornice or parapet articulation in the overall building form.

a. Secondary and/or ancillary building elements can have pitched, arched/bow roofs, and/or gable forms. N/A

b. Flat roofs are optional for buildings in transitional zones. Not used

4. Development Adjacent to Historic or Character Structures N/A

Provide a transition between old and new buildings by incorporating some shared building elements and architectural features. New, larger projects have the following options for establishing a transition to adjacent or abutting older and smaller structures.

a. Detailing of new projects should incorporate 2-3 forms, materials, details, and/or other building elements present in adjacent transitional zones to achieve consistency along street frontages.

b. Incorporate horizontal or vertical dimensions, and/or

proportions that reference or reflect older existing buildings within the block.

c. Incorporate scale elements in the new building form(s) and/or elements that can be seen in older existing buildings within the downtown core.

3.B.7. Exterior Public Space, Interior Galleria or Arcade Space

1. Create active, pedestrian friendly civic gathering spaces adjacent to large buildings for seasonal use and associated building activities.

2. Enhance and expand upon pedestrian weather protection through the inclusion of seating areas and adjacent landscape features to create a lively civic outdoor environment.

3. Arrange massing to offset increased height where feasible. Do not place civic spaces on the north side of multi- story, large building projects.

4. For all new or renovation projects of 10,000 square feet or greater (before or after construction), provide 5-10% of the building's total gross square footage of retail and commercial space to serve as exterior public plaza, expanded sidewalk zone(s), interior arcade, or galleria space.

5. Provide for midblock pedestrian walkways at full-block developments that are 200'x200' or larger.

PART 4. Building Design – Façade

4.A. Design Intent for Downtown Building Façades

It is the intent of this section to:

- Promote appropriate detailing and embellishment of facade(s) to reduce the impacts of scale and size of a large building project, while allowing for variation and flexibility in design.
- Incorporate multiple building features such as cornices, weather protection elements, signage bands, and other elements to reinforce the pedestrian scale, ground floor orientation, and visual continuity to abutting buildings.
- All new non-party-wall elevations should have well-composed facades, including massing, modulation, windows, materials, and details.

4.B. Design Guidelines and Strategies N/A

4.B.1. Applicability and Requirements

1. Required at all new street-facing elevations, and revisions of existing façades, as applicable by section 1.B. For character structures, see Part 2.
2. A minimum of two strategies are to be used from the list below, including ones defined under Façade Composition, Horizontal Articulation, Modulation, Window Design, Materials and Façade Features.
3. New buildings larger than 10,000 square feet are to comply with Façade Composition (4.B.2) and Façade Materials (4.B.6), as well as a minimum of two additional guideline sections from this chapter.
4. Parking Structures:
   a. Must comply with Façade Composition (4.B.2) and Façade Materials (4.B.6), as well as a minimum of two additional guideline sections from this chapter.
   b. A combination of façade composition, high quality materials, landscaping and/or visual screening devices are required to reduce the overall visual impact of the garage mass, bulk, and scale.

c. See also Sections 3.B.1.3, 5.B.1.3, and 5.B.9.

5. New buildings containing only residential uses shall consider how building entry, unit entries, unit windows and exterior amenities spaces inform the street-facing façade.

a. Provide defined paths to building entry and/or unit entries from public sidewalk.

b. Ground-floor units whose entry faces a public right-of-way or pedestrian sidewalk, shall have a defined private entrance (e.g. recessed, covered or raised as a stoop).

c. Units with ground-floor windows or relites facing a public right-of-way shall consider lines of sight and facade design opportunities to enhance unit privacy.

d. Upper-floor units which include street-facing exterior spaces or decks shall consider how the following architectural components contribute to the façade composition: recesses, projections, railings, and/or privacy screens.

Relite defined: w*indows or translucent panels above doors or high in a partition wall intended to allow natural light to penetrate into a building.*

4.B.2. Façade Composition

Create a complimentary façade composition, particularly at street-facing facades. Consider all or some of the following strategies described in more detail throughout these design guidelines:

Building provided by entry porch with an offset garage at the front. See floor plan on sheet A-1

1. Setbacks and modulation of building form (see 3.B.5 and 3.B.6)

2. Articulation of horizontal patterns and datums (see 4.B.3)

3. Modulation of building façade (see 4.B.4)

4. Windows – scale and sizes, distribution and groupings, and detailing (see 4.B.5)

5. Façade Materials and Details (see 4.B.6)

6. Rhythm or Weather Protection (see 5.B.5)

7. Signage (see 5.B.7)

4.B.3. Horizontal Articulation of Façade

1. Identify important horizontal datums, where appropriate;

Top of plate heights are specified on Building elevations. See front elevation on sheet A-3.

2. Reinforce cornice line of the building; or

3. Reinforce the pedestrian experience ground-floor street-facing façade.

First floor entry setback from main wall plane, and with the entry porch raised above grade level. Walkway provided t entry porch from the street sidewalk with landscape on each side.

4. Select a minimum of two building elements that articulate the façade design. A covered porch on the front and an offset garage has been provided. See floor plan on sheet A-1.
5. Also consider the strategies in sections 5.B.5 Weather Protection and 5.B.7 Signage. SEE RESPONSES ON SECTION 5.B.5 AND 5.B.7

4.B.4. Façade Modulation (Façade scale)

1. Modulation is defined as the design manipulation of larger building elements, in order to:
   a. Reduce scale of large building facades or reinforce a building scale appropriate to the adjacent street frontage and neighboring buildings;
   Building provided by entry porch with an offset garage at the front. See floor plan on sheet A-1
   b. Reinforce the character of a building's mass for form; and
   c. Add interest along the street.
   See item 2
2. Consider the use of all or some of the following architectural forms or elements:
   a. Façade recesses, such as porches or recessed decks or balconies;
   Building provided by entry porch with an offset garage at the front. See floor plan on sheet A-1
   b. Façade projections, such as bay windows; N/A
   c. A variety of window sizes; or
   Multiple window sizes facing public view, see front elevation on sheet A-3
   d. Roof cornice articulation.
   See exterior elevations on sheets A-3 & A-4

4.B.5. Window and Glazing Design

Enhance the building façade design with window layout.

1. Recommended at all street-facing facades.
2. Create an interesting rhythm and/or pattern of windows. Consider the following strategies:
   a. A variety of window sizes and types (e.g. fixed vs. operable);
   Multiple window sizes facing public view, see front elevation on sheet A-3
   b. Incorporate individual and/or groupings of windows to create horizontal or vertical articulation;
   Multiple window sizes facing public view, see front elevation on sheet A-3
   c. Consider recessed windows and/or projecting bay windows to add shadows and texture; and
   Multiple window sizes facing public view, see front elevation on sheet A-3
   d. Consider high-quality detailing, integration of windows with siding and/or trim.
   Multiple window wall planes,trims, and horizontal trim boards as part of the design, see exterior elevations on sheets A-3 & A-4

4.B.6. Façade Materials

Enhance building facade appearance and visually reduce building bulk by incorporating an appropriate variety of high-quality materials. This guideline should be emphasized at all elevations, particularly street-facing facades. Consider all or some of the following strategies:

1. Composition – use a combination of materials to create an interesting composition.
   a. A minimum of two different materials is required, each a minimum of 30% of the façade.
   b. Consider these elements:
      i. Scale – use a combination of materials to reduce the scale of large facades
      ii. Texture – incorporate materials that create shadow lines
      iii. Detailing
      iv. Color

A combination of Hardie Fiber cement board and Hardie Lap sidings with trim boards combination detailed with color accent, see Front elevation on page A-3.

2. High quality materials – use natural high quality materials, in all building elevations that face a street or alley.

Materials to be of a high quality to be above code minimums

   a. High quality materials are required at ground floor level facing commercial areas and/or pedestrian oriented streets. Higher quality materials to be used at all levels
   b. Where building is adjacent to a historic and/or character structure, align the height of the high quality materials with the height of the adjacent development pattern. For example, where a historic structure is two or three stories, apply high quality materials to this height. No historical structures adjacent
   c. At all street-facing facades, a minimum of 60% of the area of the elevation plane at all upper level floors are required to be high quality materials.

Higher quality materials to be used at all levels

   d. All street-facing materials must be installed such as a way that they will wear well over time with normal maintenance. Acknowledged
   e. High quality materials are defined as natural materials that convey permanence, and include:
      i. brick and stone masonry, N/A
      ii. glass, Acknowledged
      iii. cast in place concrete, N/A

iv. pre-cast concrete panels, N/A

v. metal cladding, including flush panel, corrugated, and lap sidings Acknowledged

vi. concrete masonry units, including smooth, ground-face, and split-face, N/A

vii. wood siding and wood panels, Acknowledged

viii. through-color fiber cement, Acknowledged

ix. phenolic siding products, N/A

x. cement plaster stucco with appropriate control joints Acknowledged

f. Avoid vinyl, plastics, and EFIS (synthetic stucco) N/A

g. New or specialized building materials not identified here will be considered on a case by case basis and will be evaluated for quality, durability, maintenance, design intent and compatibility with context and design guidelines. N/A

3. Where high quality materials don't wrap side elevations, propose thoughtful transitions between various siding strategies. Acknowledged

4. Maintain and reinforce the character of nearby historic and character structures by incorporating appropriate scale, materials, patterns, forms, and detailing into elements of the new building. Acknowledged

5. Enhance ground-level street-facing facades with high-quality vandal resistant materials, where possible. Acknowledged

6. For parking structures: N/A

a. Incorporate high quality materials in the exterior materials and/or screening to allow light to penetrate into the garage while reducing the view(s) of parked cars from public spaces and rights of way, and N/A

b. Utilize similar materials, forms, and elements in both the garage and occupied portions of the building. N/A

PART 5. Pedestrian Experience

5.A. Design Intent for Downtown Pedestrian Areas N/A

- Enhance visual interest as well as visibility and safety at all ground floor space(s) adjacent to public sidewalks.
- Where sidewalks align with or serve retail uses and/or pedestrian amenities, enhance wayfinding and opportunities to stand protected from weather or sun.
- Incorporate visual screening devices into parking garages to screen parked cars and enhance pedestrian activity and safety.
- Improve the pedestrian experience by reducing the visual impact of blank walls using embellishment, particularly along sidewalks.
- Where residential units are located at the ground-floor facing a public right-of-way, find an appropriate balance between the screening of unit windows and outdoor amenity spaces (for some privacy) and the exposing of the building facade to create connection and visual interest along a sidewalk.

5.B. Design Guidelines and Strategies

5.B.1. Applicability and Requirements N/A

Pedestrian oriented streets are defined as areas located in the CBD-Core zone.

1. This section applies to all new construction and additions.
2. Façade improvements to buildings located on pedestrian oriented streets are subject to sections 5.B.3 and 5.B.5.
3. Parking structures:
   a. Must comply with Blank Wall Treatment – Street Facing Facades (5.B.8) and Strategies for Parking Garage Entrances and Parking Structures (5.B.9)
   b. Facades facing sidewalks shall include ground level retail/commercial spaces, storefront windows, displays and/or setbacks with landscaping or architectural screening.
   c. Building corners facing sidewalks should include ground level retail uses including storefront windows and/or displays.

d. Shield views of the parked automobiles from the sidewalk areas in all locations not covered by corner treatment defined above.

4. New buildings with ground-floor residential units:

a. Private exterior amenity spaces or yards facing a public right-of-way or sidewalk shall provide a visual buffer using landscaping and/or decorative fencing or trellis to provide a privacy buffer which is still interesting and engaging of the street.

b. Unit windows facing a public right-of-way, shall consider lines of sight and design opportunities to enhance unit privacy as well as pedestrian experience, including

i. Changes in elevation so units are not right 'at grade',

ii. Outdoor spaces, e.g. porches or patios;

iii. Screening, e.g. planters, benches, or trellises; and

iv. Landscaping and hardscaping

5.B.2. Wayfinding Elements and Strategies. Recommended at all street-facing facades. N/A

1. Consider some or all of the following strategies:

a. Special building massing forms

b. Façade composition

c. Weather protection at primary entry

d. Lighting

e. Signage

2. Use prominent visual/physical form(s) to assist with wayfinding in the urban environment.

3. Reinforce larger, important civic spaces and places through the articulation of building forms, elements, and massing.

4. Reinforce the horizontal character of abutting structures using cornice and weather protection elements.

5. Signage bands or stand-alone signs can be standard flat sign panels or incorporated into a more artistic logo created through the use of sculptural elements (also refer to City of Puyallup Sign Code).

5.B.3. Ground Level Transparency N/A

Provide safety and a warm and inviting atmosphere.

Pedestrian view plane is defined as *the horizontal area between two feet and eight feet above the exterior grade*.

1. Encouraged at new commercial and retail spaces at ground-level street-facing facades on major street frontages.
2. Encouraged at building entries and doorways for safety and an open and inviting atmosphere
3. Provide glazed doorways where appropriate.
4. A minimum of 60% transparency within the pedestrian view plane should be achieved for commercial and/or mixed-use developments.
5. A minimum of 30% transparency within the pedestrian view plane should be achieved for ground floor residential buildings.
6. For character structures, see Part 2.

5.B.4. Building Entries

Enhance public safety while reducing opportunities for vandalism. Building entries include commercial building entries, residential building entries, garage entries, fire exits, and service/utility access. This strategy is required at all street-facing façades.

1. Align primary building entries with pedestrian points of access. Consider transit stops, cross walks, public open spaces, and/or building design (massing and façade) strategies.
2. Avoid locating garage entries and building services (utility and/or trash rooms) along the primary pedestrian façade.
3. Primary building entries and lobbies:
   a. Provide defined paths to building entry from public sidewalk.
   b. Consider how façade design, weather protection, lighting, signage, and site design (hardscaping and landscaping) contribute to building entry experience.
   c. Building entries and lobbies should include high quality materials.
4. Residential unit (or building) entries should provide a visual transition from the sidewalk including:
   a. Changes in elevation, e.g. stoops;

b. Outdoor spaces, e.g. porches or patios;

c. Screening, e.g. planters, benches, or trellises; and

d. Landscaping and hardscaping

5. Provide screens, rolling doors, or other devices to reduce or eliminate small recessed/sheltered areas at non-public doorways where loitering and/or vandalism could occur.

6. Incorporate Crime Prevention Through Environmental Design (CPTED) principles in the design of a building's ground level and surrounding site areas. Principles include: "Eyes on the street" for public surveillance, direct sight lines to building or garage entries, use of glazing in stairs and elevators, use of a variety of pedestrian and building lighting, minimize physical obstructions (over 30 inches tall or wide), eliminate dark garage or doorway refuge areas, and/or provide clean and inviting public spaces.

5.B.5. Pedestrian Weather Protection

Improve the downtown pedestrian experience through weather protection. Weather protection can be achieved by use of a canopy or awning as described in the guidelines below.

Note: improvements within the public right-of-way require City approval.

1. Pedestrian weather protection required at:

a. Adjacent to transit stops N/A

b. Properties located in the CBD-Core zone. N/A

c. At new primary building entries and at new ground floor commercial N/A

d. All new nonresidential projects located outside CBD-Core are encouraged to incorporate pedestrian weather protection. N/A

2. Proposed weather-protection should meet the following strategies:

a. High quality materials High quality materials to be used for the Duplexes.

b. 5-foot minimum depth. Breaks or notches may be necessary to accommodate street lights, light poles, etc. FRONT ENTRY PORCHES TO BE 5 FT MIN.

c. Continuous sidewalk coverage should be utilized to the furthest extent possible for properties located in the CBD-Core zone. N/A

d. Canopies and awnings should be designed to a size, shape and module to fit and enhance the building's

Canopy is defined as *a permanent rigid roof or structure extending over doors and windows with the purpose of providing shade or shelter from weather conditions and/or embellishment of the façade.*

articulation and fenestrations. They should not obscure or cover ornamental or architectural features of the building (i.e., rooflines, arches, cornice, banding, etc.).

NOT PART OF THIS DESIGN

e. Canopies:

   i. Canopies should be constructed using high quality materials such as steel and/or other metals. N/A

f. Awnings:

   i. Awnings should have open ends and bottom, called "shed awnings", to minimize obstructed views of the storefront and building features. N/A

   ii. Architectural fabric, in a matte finish suitable for outdoor use, should be used and cover the front of the awning frame. Awnings should be UV-resistant. Awnings made of shiny or high-gloss materials are discouraged. N/A

Awning is defined as *an overhead roof or structure consisting of a fixed or movable frame covered with a fabric or material surface, usually sloped, extending over doors and windows with the purpose of providing shade or shelter from weather conditions and/or embellishment of the façade.*

g. Transit Stops: When transit stops are abutting the site, provide seating and weather protection as part of the facade and/ or sidewalk design (coordinate with Pierce Transit). N/A

5.B.6. Lighting

1. Provide lighting to create an inviting and safe pedestrian environment.

5.B.7. Signage

1. Signage bands or standalone signs can be standard flat sign panels or incorporated into a more artistic logo created through the use of sculptural elements (also refer to City of Puyallup Sign Code, PMC 20.60).

No signage other than required approved building identification or address numbers, see front elevation for signage location.

5.B.8. Blank Wall Treatment – Street Facing Facades N/A

Improve the pedestrian experience by reducing the visual impact of blank walls through the use of embellishment, particularly along sidewalks.

1. Avoid black walls along sidewalks and pedestrian areas.

2. Incorporate multiple materials and a varied layout within any facades containing walls without modulation over 30 feet in length or 400 square feet in area to create visual interest, choose one:

a. Variety of material types (2 minimum), color, texture and/or accents. Accent materials must cover a minimum of 20% of the area of the wall and may include glazing, relief artwork, or painted murals; or

b. Painted murals for firewalls or party walls; or

c. Vine wall or evergreen screen contained within a 3 feet minimum width planting bed. Metal or wood vine structure (trellis or wire/vine system) should be at least 7 feet high placed every 10 feet on center along length of wall. Each bed must be irrigated and planted with climbing vines and groundcovers sufficient to cover the trellis within three (3) years.

Note: vehicular entries and exits are subject to City Engineering review and approval.

5.B.9. Strategies for Parking Garage Entrances and Parking Structures N/A

1. Vehicular garage entries and vehicular service areas should be located on a building facade(s) facing away from the primary street.

a. Where building is adjacent to an alley, locate garage entry/exits from alley, unless unfeasible. If unfeasible, please clarify why and/or how.

b. If no alley exists, locate garage entry/exits behind and/or as far from the primary pedestrian entry and/or primary ground-floor use.

2. Minimize size and visual impact of the entry portal.

3. Primary garage elevator entry should be visible and accessible from the public sidewalk.

4. Glaze all stairwells and elevator shafts and provide direct access to sidewalks.

5. Facades facing sidewalks shall include

c. ground level retail /commercial spaces,

d. storefront windows/ displays, and/or

e. setbacks with landscaping or architectural screening.

6. Building corners facing sidewalks shall include ground level retail uses including storefront windows, and/or displays.

Design Review & Historic Preservation Board Agenda Item Report

Submitted by: Michelle Hannah
Submitting Department: Development & Permitting Services
Meeting Date: April 4, 2024

Subject:
New Board Members - Introductions all around

Presenter:
Michelle Hannah | MichelleO@puyallupwa.gov | 253-841-5485

Recommendation:
Introductions

Background:
We have three new Board Members and along with hearing their backgrounds, we will go around and have all current Board Members introduce themselves and give some background for the new members.